

E

UNIVERSITY OF  
PENNSYLVANIA  
LIBRARIES







ROSE HILL: AN HISTORIC STRUCTURES REPORT

Donna Marie Andrews

A THESIS

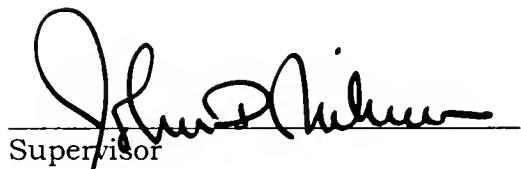
In

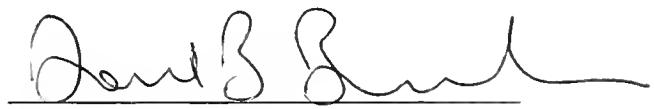
Historic Preservation

Presented to the Faculties of the University of Pennsylvania in  
Partial Fulfillment of the Requirements for the Degree of

MASTER OF SCIENCE

2001

  
\_\_\_\_\_  
Supervisor  
John Milner  
Adjunct Professor of Architecture

  
\_\_\_\_\_  
Reader  
David Brownlee  
Professor of the History of Art

  
\_\_\_\_\_  
Graduate Group Chair  
Frank G. Matero  
Associate Professor of Architecture

LIBRARY  
OF  
PENNSYLVANIA  
LIBRARIES

**Rose Hill: An Historic Structures Report**  
By Donna Andrews

Table of Contents

<b>Part I</b>	<b>The Historic Structure Report</b>	
Introduction		1
1. Cecil County Overview		2
2. Owner and Property History		11
3. Construction Timeline		19
4. Building Description & History		22
5. The Grounds		35
6. Condition Assessment		42
<b>Part II</b>	<b>What to do with Rose Hill?</b>	
Introduction to the Problem of Continuing Use at Rose Hill		52
1. Façade Easements, Enforcement, and the Needs of the Owner		56
2. The Idea of Additions to Historic Buildings		61
<b>Appendices</b>		
I. Bibliography		67
II. Index		73
III. Chain of Title		74
IV. Tax Assessments, Rent Rolls, Debt Books, and Early Census		91
V. Reference Images		96
VI. Historic Images		102
VII. Deed of Easement		110
VIII. Plans		137
IX. Molding Profiles, Interior and Exterior		147
X. Exterior Condition Assessment		164



## **Dedication**

This thesis is dedicated my parents, Donald and Linda Andrews. Without you, I could never have made it to my Master's.

Thanks Mom and Dad.



## **Acknowledgements**

The research and writing of this thesis would not have been possible without the assistance and guidance of John Milner. I have learned more from you just by being in the same room than I have from a dozen books. Thank you Frank and Tannaz Owczarek for allowing me to rumble through your wonderful house. I am also grateful to David Brownlee for being my reader, and offering his comments and advice when I asked for them.

Robert and Edward Page and their families have been very generous with their time and their memories, and are primarily responsible for forming the vision of what Rose Hill was in the early twentieth century.

Thanks Steve, for listening and understanding.



## **Introduction**

Rose Hill Farm is located in Cecil County, near the town of Earleville on Grove Point. Built over the course of three centuries, the historic plantation house rests upon a hill that offers a view south to the Sassafras River, the southern boundary of the four hundred acre farm. Access to the farm is from the north, down a mile long formal drive once lined with regal Spanish Chestnuts. The house cannot be seen from Grove Neck Road, the main public access that leads to Cecilton, but after cresting a hill halfway down the drive, it rises up out of the landscape.

During the time of its greatest significance, Rose Hill was home to General Thomas Marsh Forman (1758-1845) and his wife Martha. Forman was a Revolutionary War hero and a significant figure in the local and state political and social scenes. During their occupancy, they frequently hosted senators, governors, and local celebrities. The grounds were immaculately kept and landscaped, with a large formal garden nestled in the valley to the west of the house. The farm participated in the local agricultural trade, contributing tobacco, corn, oats, rye, wheat, and a variety of goods to the local and Baltimore markets.

Over the centuries, the house and the farm have fallen into disrepair. The current owners wish to restore the house and the grounds, and provide for their safekeeping for the centuries to come.

The purpose of this thesis is to provide a survey of existing conditions and a study of the evolution of the property as a base document for the restoration.



## **Chapter I**

### **Cecil County Overview**

Cecil County<sup>1</sup> and the other Eastern Shore counties of Maryland are known for the relaxed pace of life that stands in contrast to the busier, more heavily populated, and more urban Western Shore. Cecil County has long been a destination for those seeking peace, quiet, and beauty in their everyday lives, from the time when French explorers poetically called the land “Arcadia”<sup>2</sup> to the modern day.

#### *Foundations*

The earliest residents of Cecil County were the Native Americans. The Susquehannocks, a militant tribe that occupied the land around the Susquehanna River and provided a buffer from the Five Nations to the tribes in the South, were among the tribes encountered by Captain John Smith in his exploration of the Chesapeake Bay in 1608. The Susquehannocks had come south from the area around Lancaster County, Pennsylvania, and began subjugating the Maryland and Delaware tribes sometime between 1200 and 1500, making themselves the dominant tribe in the area by the time of white exploration.<sup>3</sup> One of the tribes who accepted the status of a tributary to the Susquehannocks in exchange for protection from the Five Nations were the Tockwoughs, who lived upon the Sassafras River. Their home village was located

---

<sup>1</sup> Please see Appendix V, Reference Images, for maps of the Cecil County area.

<sup>2</sup> Giovanni de Verazzano, sailing under French sponsorship, encountered the Eastern Shore in 1566. Cecil County Historical Trust, Inc., *At the Head of the Bay: A Cultural and Architectural History of Cecil County, Maryland* (Crownsville MD: The Maryland Historical Trust Press, 1996), 1.

<sup>3</sup> Cecil County Historical Trust, 11.



about seven miles up from the mouth of the river and was surrounded by a palisade for defense.<sup>4</sup> The Tockwoghs were most likely the hunters who trod upon Rose Hill in the earliest Western history of the land. After John Smith's encounter with them, the Tockwoghs faded from history. Encroaching white settlement apparently destroyed their town and dispersed their people.<sup>5</sup>

The Susquehannocks began to lose interest in exacting tithes from their subjugated tribes when procuring furs from the unsettled interior for English fur traders began to occupy most of their time. The Dutch, warring groups of English settlers and traders, and Swedish settlers squabbled over trapping and trading rights in the upper Chesapeake until the decline of the fur trade in the mid 1600's. The center of the fur trade in the Chesapeake region was Palmer's Island, a small island at the mouth of the Susquehanna River. The Susquehannocks found themselves to be of great interest to all of the European traders who needed them but also feared them. Multiple treaties were created that curtailed the hunting and trapping activities near European settlements. The Susquehannocks were also valuable as a buffer from the warlike tribes of the Five Nations to the north, however, something Maryland's settlers wanted to keep. In 1661, an outbreak of smallpox decimated the tribe, and following all out war with the Five Nations in 1674, the Seneca defeated the Susquehannocks and the tribe dispersed. Subsequently, the Native American

---

<sup>4</sup> According to Smith's map of the area, the village was located on the south side of the Sassafras. Smith's map is not reliable, although his written description supplies the distance the town sat from the mouth of the river. Cecil County Historical Trust, 7, 17-19; George Edmund Gifford, *Cecil County, Maryland, 1608-1850: As Seen by Some Visitors, and Several Essays on Local History* (Rising Sun MD: George E. Gifford Memorial Committee, Calvert School, 1974) 6, 8-9.

<sup>5</sup> Cecil County Historical Trust, 19.



presence in the upper Chesapeake was limited to migratory tribes after the defeat of the Susquehannocks.

Following a vicious strife between the Dutch and Swedish colonists in the Delaware Valley in the 1650's, settlers there fled to the relative safety of Cecil County. One of the envoys from the Dutch settlement to the English governor at St. Mary's, Augustine Herman, came to work for the English governors as a mapmaker. In 1660 he was decreed a resident of Maryland and given a four thousand acre manor known as Bohemia<sup>6</sup>, located on the next peninsula to the north along the bay from Grove Neck, between the Bohemia and Elk Rivers. His map was complete by 1670, and on it he marks Cecil County as a separate political entity from Baltimore County.<sup>7</sup> His final payment for the production of the map was another large tract of land called St. Augustine Manor, which connected Bohemia to the Delaware Bay.

Herman's work, combined with the significantly reduced Native American threat, led to increased interest in settlement in the area. Conflict arose between Lord Baltimore and William Penn over the line of demarcation between Pennsylvania and Maryland in the 1680's, with both parties furiously importing settlers from England and Ireland to lay claim to the disputed area. The dispute was not settled until well after William Penn's death, when two English

---

<sup>6</sup> Please see Appendix V figure 1 for a map of Cecil County with Bohemia's location outlined.

<sup>7</sup> Cecil County separated from Baltimore County in 1674. Herman called it Cecil County in honor of Cecilius Calvert, the brother of Lord Baltimore. Cecil County Historical Trust, 28.



engineers, Charles Mason and Jeremiah Dixon, laid out their famous line in the 1760's.<sup>8</sup>

---

<sup>8</sup> Cecil County Historical Trust, 35.



## *Life in Early Maryland*

Most of Maryland's earliest European settlers lived there without the benefit (or burden) of a land patent. Land patents in Maryland came with a permanent liability that discouraged large-scale settlement in the early days of the colony. The governors of Maryland had sought to create an English feudal colony by granting manors to privileged Englishmen capable of outfitting and transporting adventurers to the colony. Organizers received one thousand acres for every five men, with a quitrent, or land rent, of twenty shillings per manor annually, plus other required services for the public good. Common adventurers received one hundred acres for themselves and each servant up to five, with a quitrent of two shillings per hundred, and families received one hundred acres for husband and wife, fifty acres for each child under sixteen, with a quitrent of twelve pence per fifty acres. Patenting land in Maryland could prove costly unless the land showed a quick profit, so trade in land warrants began. A warrant was the first step in obtaining a patent. It engaged the land, prevented another from claiming it, but did not require the payment of a quitrent. Large tracts of land were tied up in warrants, waiting for obtaining a patent to make financial sense or for the warrant to be sold at a profit.

Patenting, and large settlements, began in Cecil County in the 1650's.

Although interest in furs declined in the mid seventeenth century, another commodity rose to replace it and affect the settlement patterns of the area. In 1613 a smooth smoke tobacco was produced that dominated the world market. Its creation spurred increased settlement and development in northern Maryland. Although anyone who planted tobacco was required to plant at least



two acres of corn as well, but tobacco, and its lure of instant wealth, was the draw for most early settlers. The plantation culture that spread across Cecil County was not the same as that of Antebellum South, but was instead supported farms with minimal improvements that relied heavily on the success or failure of the crop of the first few seasons. Planters were unable to sell directly to English markets; they were required to ship their goods to merchants in London who would clear the tobacco of duties in exchange for a sizable commission, and buy cloth, tea, and other goods with the planter's instructions to be shipped back to Maryland with the profits.<sup>9</sup> An unwise planter could wind up deep in debt in this system, and many farms failed.

Heavy dependence upon and production of tobacco in the late 1700's and early 1800's had dire consequences for the South as a whole, and for Cecil County in particular. The importation of labor from Europe, and then from Africa, led to a surplus of tobacco throughout the market. Prices fell, and farms failed. Tobacco had long been accepted as currency in Cecil County,<sup>10</sup> but in the wake of a surplus of tobacco the value fell. In an effort to make up losses, planters began shipping later cuttings of significantly lower quality to merchants. Maryland tobacco fell into ill repute, and by 1747 the colony instituted a government-controlled inspection.<sup>11</sup>

By this time, however, a new market force had come to play: increased demand for wheat in the West Indies, war-torn Europe, and New England. The success of Cecil County's plantations depended upon domestic trade in a

---

<sup>9</sup> Cecil County Historical Trust, 38.

<sup>10</sup> See the multiple entries in the Chain of Title where land was traded for merchantable tobacco.

<sup>11</sup> Cecil County Historical Trust, 48.



variety of goods, as one product could not support the farms. Tobacco remained a staple crop well into the mid 1800's, but corn, wheat, and other goods were produced in higher quantities.

A lack of dependence on tobacco and a growth in the grain industry transformed Cecil County's landscape. Where there were formerly tobacco houses now stood grain silos and mills. Dependence on slave labor declined, as grain harvests required a large but temporary crew during harvest time. Providing for a large population of farm laborers year round was inefficient for most plantations. By the 1790's, only 24% of the population remained enslaved, a significantly lower number than the more than 40% of neighboring Kent County.<sup>12</sup> Tenancy in Cecil County increased, as it had benefits for both landowner and tenant. Landowners could expect improvements to their land without expense to themselves, and tenants had the prospect of saving enough to own their own land. By the mid eighteenth century, life on the plantation began to turn from subsistence to relative comfort.

Those landowners who continued to use a large portion of their property for producing tobacco tended to control the social and political affairs in the county. Large landowners could afford to diversify their crop yet retain some of their produce in tobacco. They generally held more slaves to work the fields and maintain the land, and had richer and more ornate houses. The owners of Rose Hill were a part of this social stratum.

---

<sup>12</sup> Cecil County Historical Trust, 51.



## *Transportation*

Cecil County's location on the land route between Baltimore and Philadelphia made for a large volume of traffic; until the early 1800's, this traffic moved via roads. Making a new road was often a simple matter of marking a trail over a stony ridge or clearing a few necessary trees. Maintenance was often non-existent, and travel was slow, painful, and tedious. Farmhouses along the road could find themselves turned into taverns, and many farmers may have petitioned for a tavern license simply to avoid putting up travelers at their own expense.<sup>13</sup> Ferries crossed the major waterways, and many taverns sprung up at the boathouse, doing double duty as ferry operator and resting place.

Regular sloop service for goods and passengers began in 1806 with the New Castle/Baltimore run, which included a stop at the Frenchtown depot.<sup>14</sup> The first steamer ship, the *Chesapeake*, made its way to the head of the bay in 1813.<sup>15</sup> Steamer ship service remained inconstant, however, and most goods were transported via sailing ships. Packet ships and steamboats also served the Susquehanna side of the bay. Martha Forman and Sidney George Fisher both record the regular stops of the ships at their docks, or at a community dock, in their diaries. Many of these ships sailed between the docks at Elkton and Baltimore to service the plantations on the west side of the Eastern Shore.

The New Castle and Frenchtown Turnpike opened in 1815, and took a decidedly technological turn in 1827, when the company renamed itself the New

---

<sup>13</sup> Cecil County Historical Trust, 43.

<sup>14</sup> Cecil County Historical Trust, 57, 59.

<sup>15</sup> Cecil County Historical Trust, 59.



Castle and Frenchtown Turnpike and Railroad Company.<sup>16</sup> This was one of the earliest railroads in the nation. It opened in 1831, with horse pulled cars carrying goods and passengers between Frenchtown and New Castle. A year later, the line unveiled its first steam engine. The Baltimore and Ohio Railroad was also chartered in 1827, with travel beginning in 1830 by horse car, and in 1831 by steam locomotive. The Wilmington and Susquehanna Railroad made Elkton a stop on its line in 1837. This limited service line was taken over by the Philadelphia, Wilmington, and Baltimore Railroad in 1838. The PW&B spelled the end of the New Castle and Frenchtown line, which made its final run in 1854. Within thirty years of the opening of the Frenchtown line, upper Cecil County was criss-crossed by rail lines.

The first connection between the West side of the peninsula and the East was the Chesapeake and Delaware Canal. The larger purpose of the C&D was to connect Philadelphia to Baltimore for trade purposes. Engineered by Benjamin Latrobe in the early years of the new century, the first ship passed through its locks in 1829. The nineteen mile long canal connected the head of the Chesapeake Bay along the Elk River with the Delaware River to the East. Martha Forman could now make the trip between Philadelphia and Rose Hill in less than a day.<sup>17</sup>

---

<sup>16</sup> Cecil County Historical Trust81.

<sup>17</sup> "...left the next morning at 7 for Rose Hill and landed at Ford's Landing at about 12 o'clock." Wilson W. Emerson, ed, *Plantation Life at Rose Hill: The Diaries of Martha Ogle Forman 1814-1845* (Wilmington, DE: The Historical Society of Delaware, 1976), 354 (hereafter *Diary*).



## **Chapter II**

### **Owner History**

Thomas Marsh (? – 1782), the son of a Queen Anne County gentleman of the same name, had bought several tracts of land in Cecil County upon which his daughter and son-in-law, Augustine and Ezekiel Forman lived. Augustine's mother, Mary, was a granddaughter of Augustine Herman, founder of the nearby Bohemia Manor and the first recognized citizen of Maryland. Ezekiel apparently ran the plantation, consisting of the tracts "Chance" and "Middle Plantation," as he is listed as the taxpayer in the 1783 assessment; however, his name appears on no deed or debt record. The 1783 assessment appears to have missed some of Ezekiel's property. It is known that the Forman family lived on the plantation at this time, and that there was a dwelling house on the "Chance" tract.<sup>18</sup> No dwelling is listed on the assessment tables.

Marsh's family was an old line from central Maryland. This Thomas Marsh was the fourth of the same name. His great grandfather had immigrated to Virginia in 1648/49, then moving to Anne Arundel County and serving as a county justice and on the Parliamentary Commission. He was probably a Quaker, and had left England due to religious strife. He was mortally wounded in the Battle of Severn, a rebellion against Lord Baltimore in 1655.<sup>19</sup> His son continued to serve Maryland as a justice and sheriff.<sup>20</sup> By the time Marsh IV was of age to run his own property, his family was wealthy and well established.

---

<sup>18</sup> Parnell Eldasley willed her "dwelling plantation" to her grandson Joshua in 1701 (see chain of title), and Thomas Marsh Forman was living on the plantation when the Revolutionary War began.

<sup>19</sup> Maryland State Archives Biography, MSA SC 1138-871.

<sup>20</sup> Maryland State Archives Biography, MSA SC 1138-872.



Ezekiel Forman (1736-1795) had come to Maryland from Monmouth County, New Jersey, where his father Joseph had moved after being banished from Scotland. His brother, General David Forman married Ezekiel's wife's sister, tying the two families closer together. Ezekiel also served as a member of the State House of Representatives, as a judge, and a clerk for Kent County. Following his eldest son's assumption of management at Rose Hill and the death of his first wife, he left Maryland<sup>21</sup> and moved to Philadelphia, where he lived for some time with his second wife. After 1789, they moved to Natchez, Mississippi.<sup>22</sup>

Marsh left the entirety of his estate, including lands in Cecil County and Queen Anne County, to his favored grandson, Thomas Marsh Forman<sup>23</sup>, in 1782. Forman had taken up residence on the estate by 1790.<sup>24</sup> He began to acquire more property in the area, trading forgiveness on a loan for parts of Barbados and Jamaica with John Cox, and buying Wheeler's Point from Lambert Veazey. By the time of his marriage in 1814 to the beautiful and well-liked widow Martha Brown Ogle Callender of Philadelphia, Rose Hill encompassed nearly 800 acres of land.

---

<sup>21</sup> Maryland State Archives Biography, MSA SC 1138-443.

<sup>22</sup> Anne Spottswood and Mrs. E.P. Dismukes, *The Forman Genealogy* (Cleveland: The Forman Bassett-Hatch Company, 1903), 98-99.

<sup>23</sup> Biographical information on Forman comes from a variety of sources. The majority of detailed information comes from the following three sources, although multiple books and articles contain brief references to Forman Maryland State Archives Biography, MSA SC 1138-1836; Charles Forman *Three Revolutionary Soldiers: David Forman (1745-1797), Jonathan Forman (1755-1809), Thomas Marsh Forman (1758-1845)* (Cleveland OH: The Forman Bassett-Hatch Company, 1902), 24-26; *Diary*, i-ix.

<sup>24</sup> The 1790 Census for Cecil County, Bohemia Hundred, lists Forman as the head of the household, with two white males ages sixteen and above, one white male under the age of sixteen, four white females, and forty-eight slaves under his direction.



Forman was a considerable figure in the social and political life of Cecil County. According to a somewhat apocryphal story, he had run away from his father's house in Cecil County at the age of 18 to join the American forces. He began his military career as a cadet to Captain John Stone's company and moved through the ranks to become an aide-de-camp to Major General Lord Stirling, ending the war with the rank of captain. He represented Cecil County in the state legislature in 1790, 1792, and 1800. At the age of 56 he commanded a militia brigade in the defense of Baltimore during the War of 1812. He was designated as the official representative of the state of Maryland to greet the Marquis de LaFayette during his triumphal tour of the United States in 1824.<sup>25</sup> Nearing the end of his military career, he attained the rank of General. Forman's political appeal was such that he turned down two requests to run for a Federal Congressional seat, the first in 1811, and again at the age of 79 years in 1837.<sup>26</sup>

Forman served as a leader in both political and social realms in Cecil County and Maryland as a whole. He helped to found the Pimlico Jockey Club, later the Maryland Jockey Club, and was the first elected president under its new charter of 1830.<sup>27</sup> President Andrew Jackson, of whom Forman was a staunch supporter, was also a member. On Mrs. Forman's visits to Washington DC, she was greeted warmly by Jackson and entertained at his house.<sup>28</sup>

---

<sup>25</sup> *Diary*, 187.

<sup>26</sup> *Diary*, 383.

<sup>27</sup> *Diary*, 286.

<sup>28</sup> *Diary*, 317.



Mrs. Forman<sup>29</sup> was generally well beloved. She had been married to Captain James Rourke Callender in 1808. He was lost at sea in 1811, along with her nephew, who served as his cabin boy. Her remarriage to Forman in 1814 was the result of a fairly long courtship.<sup>30</sup> She had no children, while he had one daughter, Delia, from his previous marriage to Mary Porter.<sup>31</sup> Delia had married a Southern man, Joseph Bryan, and lived on his estate, called Nonchalance, near Savannah. Martha's diary shows her to be a caring person who went out of her way to be courteous to everyone she met. Letters and diary entries of neighbors, friends, and family are praiseful of her friendliness and courtesy. She managed Rose Hill with a capable and caring hand. Her main duty was the care of the "family;" Rose Hill's 50 or so slaves. It was she who made their clothing, cared for them when they were sick, and attended marriages, births, and funerals.

The Forman's house was a frequent stop on Cecil County's social circuit. Martha laments in one diary entry prior to the construction of the brick section of the house that they could not comfortably entertain more than fourteen people in their tiny dining room.<sup>32</sup> Senators, preachers, and the local doctor were all equally welcome at her table and in her home, despite any feuds they may have had with each other.

---

<sup>29</sup> Biographical information on Martha Forman comes mostly from her diary, although her letters on file at the Maryland Historical Society are especially telling about her character.

<sup>30</sup> Letters between the two both before and during their marriage are housed at the Maryland Historical Society.

<sup>31</sup> Porter died in 1801, leaving her estate to her husband.

<sup>32</sup> "June 13, 1820 – I find we cannot with any convenience in our small dine room dine more than 14 persons including my husband and self." *Diary*, 104.



The Forman's well-written neighbor, Sidney George Fisher of Mount Harmon, was a frequent guest at their house and a companion to both Thomas and Martha. The Formans would fly a white flag whenever they wished to have Fisher's company. Fisher was a member of Philadelphia's society, having his main residence in Germantown. He kept diaries for the length of his adult life, recording both the ins and outs of Philadelphia society as well as life on his plantation in Cecil County.<sup>33</sup> In his diaries from 1837 to 1850, he talks frequently of the Formans and is positively poetic in his praise of Martha's well-spread dinner table and the Forman's gardens.<sup>34</sup> He variously describes Thomas as a horrible, crusty old man and a vibrant personality and upstanding citizen. Fisher's negative comments about Forman and the awful life Martha led with him stand in direct contrast to Martha's diary and letters from husband to wife throughout their marriage. Martha's diary makes it clear that she cares deeply for her husband. His letters are full of poetry to his beloved wife. After hearing about Thomas's death in 1845, Fisher's diary entry is a tirade against him. A few entries later, he bewails the loss of his closest compatriot in Cecil County. He continues to chronicle the change in administration of the plantation from Forman to Forman's Georgian grandson.

---

<sup>33</sup> His diaries have been published in two parts, the first is *A Philadelphia perspective; the Diary of Sidney George Fisher Covering the Years, 1834-1871*, the second is the *Mount Harmon Diaries of Sidney George Fisher 1837-1850*.

<sup>34</sup> One of many praises: "December 11, 1845 – Rose Hill is a noble place. Its undulating surface, compact form, splendid old trees, massy woods, beautiful river views and curious, quaint, old-fashioned garden combine to make it the most delightful country residence I ever saw. If it was mine it should be, and I never go there without returning out of humor with my narrow little farm." Wilson W. Emerson ed, *Mt. Harmon Diaries of Sidney George Fisher 1837-1850* (Wilmington DE: The Historical Society of Delaware, 1976), 162 (hereafter Fisher).



At Forman's death in 1845, his entire estate was bequeathed to his favorite grandson, Thomas Marsh Forman Bryan, with the provision that Bryan was to officially petition the Maryland legislature to change his name to Thomas Marsh Forman. The younger Forman split his time between his estates in Georgia and Rose Hill, preferring to be in Maryland during the summer, when the heat was more oppressive in Georgia. He had six children of his first wife, and after her death married a divorcee with a child of her own.

Following Thomas's death, Martha had the use of the house and grounds plus a yearly pension for the remainder of her life. She made frequent use of Rose Hill, spending the entirety of the warm season there. The winters, when the danger of illness was high, she spent with relatives in Delaware or in Philadelphia. She had stopped writing in her diary when her husband became ill; there is no mention of his illness or death. One of the few later entries made several years after his death expresses her deep sorrow at his passing. His death left a hole in her life.

Although a member of the Georgia legislature and a reasonably well respected man, the younger Forman did not garner the same respect in Cecil County as his grandfather. One of his first acts upon taking possession of Rose Hill was to send several of the slaves to Georgia. Being sold South was a dreaded punishment for slaves in the northern slave holding states. General Forman's slaves had enjoyed a fairly easy life on his plantation. They were rarely punished, and were given days off from work and gifts at every holiday. When one slave ran away and was punished by the Cecil County government after being captured, General Forman expressed regret at the consequence. No



record was ever made of the Forman ordering punishment for one of his slave's transgressions.<sup>35</sup> He freed several of his slaves during his lifetime, although many stayed to work as freemen on Rose Hill. His grandson, however, played a much harsher role in the life of Martha's "family." Several of the slaves he sent South had husbands, wives, and children who remained in Maryland. One wife begged Fisher to purchase her so she could remain with her husband. He refused, and she went to Georgia with the others.<sup>36</sup>

Fisher's comments about the younger Forman vary as widely as they had about his grandfather. Upon his first meeting with Forman, he was utterly appalled by Forman's common appearance, coarse manners, and flaming Democratic support for the Southern States' Rights movement.<sup>37</sup> Later diary entries reveal that Forman carried a loaded pistol, a practice Fisher despised as a sign of the lack of civilization only countenanced in the South and West. His opinion of Forman swung wildly over the next several years, as he grew to enjoy the company of his neighbor on some occasions, but remained resentful of Forman's lack of gentlemanly poise. It is when he most disliked the younger Forman that he missed the old General.

Forman's sympathies during the Civil War were with the South. When the Confederacy lost, he lost as well. The majority of his holdings were in Georgia, near Savannah, and the war had damaged his financial stability. In

---

<sup>35</sup> *Diary*, 21.

<sup>36</sup> Nicholas B. Wainwright, ed, *A Philadelphia Perspective: The Diary of Sidney George Fisher Covering the Years 1834-1871* (Philadelphia: The Historical Society of Pennsylvania, 1967), 188. This incident is also recorded in the Mount Harmon diaries.

<sup>37</sup> "May 15, 1826 – The first glance at Mr. Bryan convinced me that he was by no means a refined gentleman. He is a common looking man, with a disagreeable countenance & course manners. He is evidently devoid of education or gentlemanlike accomplishment. A violent Democrat & brimful of Southern prejudices & Americanism." Fisher, 173.



1867 he sold Rose Hill in two parts, the about four hundred acres was sold to Thomas Veazey Ward, and a parcel of about three hundred seventy acres was sold to George Hessey. After Rose Hill passed from the Forman family, it was sold on average once every six years until the present time.

Three of the later owners made major impacts on the estate. Edward Page (1929-1937) was interested in returning the estate to its former glory. The house and grounds were apparently run down by the time Page took possession of the property, following the death of his father in 1929.<sup>38</sup> Two of Page's sons, Edward and Robert, remember living on the plantation in the 1930's and the hard work their parents put into restoring the house and grounds. He and his siblings jointly owned the property until 1937. Alexander Cassatt, grandnephew of Mary Cassatt, owned the property from 1954 to 1972. Prior to 1957, the addition to the 1837 section of the house that currently serves as the kitchen was built<sup>39</sup>. Either Cassatt or one of the next two owners, E. Newbold Smith and Alfred Wilson Darlow, respectively, built the addition to the west sometime between 1976 and 1980. In 1980, Darlow donated an easement on the property to the Maryland Historic Trust.

---

<sup>38</sup> "‘Rose Hill’ now belongs to Mr. Edward Page of Philadelphia, a man of means who is devoted to the old place, and has done everything in his power to repair the damage done before his occupancy, when a short-sighted agent sold everything that could be moved away, including great quantities of box-hedging, holly trees, rare shrubs, and even the interior woodwork of the house." Alice G. B. Lockwood, *Gardens of Colony and State* (New York: Charles Scribner’s Sons, 1934), 169.

<sup>39</sup> A newspaper article from 1957 showing a photo of the estate provides this date. The addition at that time had an open entry way to the north, which was enclosed sometime between 1976, when a photograph of the house appeared in the printed edition of Martha’s diary that showed the entry open, and 1980, when photographs were taken for the easement, showing the entry enclosed in its current condition.



## **Chapter III** **Construction Timeline**

1675 – Henry and Parnell Eldasley acquire Chance. The first “dwelling plantation” is built within a few years. It is believed the existing gambrel roof frame house was built at this time, but incorporated exterior brick chimneys on the gable ends.

Early-Mid 1700’s – A second possibility is that the existing gambrel roofed structure was not a part of the above referenced “dwelling plantation,” but was built in the early to mid 1700’s with exterior chimneys on the gable end walls.

Late 1700’s – The house built by the Eldasleys was significantly remodeled. The exterior chimneys were brought inside the gable end walls, requiring new interior chimney foundations and revisions in the floor framing. Most of the original first floor joists were replaced with new joists that were “dropped into” the sill plates.

1790 – Thomas Marsh Forman is listed as the head of household in the first Census.

1814 – Forman marries Martha Ogle Brown, and a 40-year period of record keeping and renovation begins.

1836-1838 – Needing more space to entertain, the Formans build the large brick addition.

Changes to the frame structure at this time:

- The building is extended 4 feet to the east
- A new basement bulkhead door is installed in the south east corner
- Windows are possibly replaced.
- Window arrangement changes, at least on the south wall.
- The northern basement wall is possibly rebuilt.

1865-1928 – The property goes through a succession of owners and suffers from lack of maintenance and poor management.

Changes to the frame structure in this time:

- The kitchen moves from the basement of the brick building to the first floor dining room of the frame section.
- The first floor parlor becomes a bedroom.
- Decorative woodwork is removed from the house.
- Marble mantle from the dining room and other decorative features vanish.



1928-1937 – Edward and Elizabeth Page buy the land and institute a restoration campaign.

Changes to the frame structure in this time:

- The concrete floor in the basement is possibly poured.
- A bathroom is possibly built in the basement, and the rest of the basement space finished.
- The northern basement wall is possibly rebuilt.
- The dining room is reconverted.
- Windows are possibly replaced.
- Electricity, plumbing, and central heating are installed.
- The small room at the head of the stairs is converted to a bath.
- Decorative details that were removed are possibly replaced.
- Extensive remodeling is done to the second floor spaces.

Changes to the brick structure at this time:

- Decorative plasterwork on the first and second floors is repaired and restored.
- Electricity, plumbing, and central heating are installed. The middle room on the second floor is converted to a bath. New moldings are installed on the inside of the bathroom doors.
- New openings for window/doors are cut in the sitting room's east wall and in the dining room's west wall.
- A large brick terrace is built to the east of the building.

Before 1957 – A small kitchen and service addition is built to the east of the brick structure by the Cassatts

Changes to the frame structure at this time:

- The concrete floor in the basement is possibly poured.
- A bathroom is possibly built in the basement, and the rest of the basement space finished.

Changes to the brick structure at this time:

- The north exterior door is possibly removed and infilled with a window.
- The brick terrace area is significantly reduced.
- A new door is cut through the east wall in the dining room to access the new addition.

Changes to both structures at this time:

- The existing asbestos tile roofing is installed.

Before 1976 – The kitchen addition is altered

Changes to the kitchen addition at this time:

- The entry nook is enclosed, and the transom light from above the former northern exterior door of the brick structure is placed above the new main entrance to the house.



Changes to the brick structure at this time:

- The north exterior door is possibly removed and infilled with a window.

Between 1976 and 1980 – A new addition is built to the west of the frame structure.

Changes to the frame structure at this time:

- A new door is cut on the west wall to access the new addition.
- The decorative moldings are possibly disturbed.
- The exterior of the west wall above the new addition is reclad in aluminum siding.

1980 – Alfred Darlow donates a façade easement on the property to the Maryland Historical Trust.

1986-1995 – The property suffers from tenant occupation and absentee ownership.

Changes to the frame structure in this time:

- The yard is regraded, taking the soil to the wooden sill line. Termites enter the building and cause extensive damage to the structural members in the basement.



## **Chapter IV** **Building Description and History**

Today's Rose Hill Farm encompasses parts of five ancient land patents, issued in the seventeenth and eighteenth centuries. The practice of granting land patents in Maryland involved two steps: a petition to the legislature to issue a certificate of survey, also known as a warrant, and a final certificate of patent after the survey was recorded. Survey and patent certificates were issued and recorded for the tract of land, which was named by the petitioner. The name of the tract could be fanciful or descriptive – that was the choice of the petitioner. Rose Hill Farm's tracts or parts of tracts include Wheeler's Point, granted in 1658, Middle Plantation granted in 1671, Chance, granted in 1675, Jamaica, granted in 1703, and Barbados, granted in 1739.<sup>40</sup> Often these tracts would be resurveyed after they had passed hands several times, or after a dispute with a neighbor over a boundary. The resurvey process required the same steps, a petition to the legislature for a certificate of survey and then again for the patent. The name could be changed, but was often left as the original name with Resurvey tacked on, e.g., "Chance Resurveyed." The original patent was null and void after being resurveyed and included in a new tract. Additions, even as small as single acres, also had to follow the same process of double application, e.g., "Addition to Chance."

Rose Hill apparently gained its modern name during the occupation of Thomas Marsh Forman. Letters from Forman to his soon-to-be wife, Martha Callender, in the early years of the 1800's refer to his estate by that name.

---

<sup>40</sup> Please see Appendix V figure 2 for a map with approximate locations of several of the ancient land patents.



## Seventeenth Century Section (assumed)

Possibly built sometime in the late 1600's<sup>41</sup>, this section of the house is a two-story, timber framed, gambrel-roofed structure with a single pile center hall plan over a stone and brick foundation. This house was probably the "dwelling plantation" of Parnell Eldasley, who lived on the land with her husband from sometime after 1675<sup>42</sup>. The plantation was continuously occupied from that time forward. As an alternative construction scenario, it is possible that the existing gambrel roofed structure was built in the early-mid eighteenth century. The interior layout was altered sometime in the latter part of the 1700's, probably prior to 1790.

### *Description of Existing Conditions*

The foundation consists of approximately five feet in height of random rubble masonry topped by two feet of brick. Windows are laid into the brick section of the foundation. Heavy hand-hewn timbers, spaced on average two feet apart and notched into a heavy wooden sill plate, support the floors.<sup>43</sup> The roof was originally covered with wood shingles, but is now roofed in asbestos tile. Porches run the length of the house on both the north and south facades, recorded by Mrs. Forman and Sidney George Fisher as the "piazza." The porch

---

<sup>41</sup> Please refer to Appendix VII for floor plans, and Appendix VI for historic images of Rose Hill.

<sup>42</sup> A land patent for Wheeler's Point, done in 1739, shows that the property line between Wheeler's Point and Chance lay well to the East of the present house. This indicates that Rose Hill was built on Chance, and there is a probability that the existing frame structure is the one built by the Eldasleys in the late 1600's. See Appendix VI, figure 1 for the Wheeler's Point survey.

<sup>43</sup> Several joists are mortised into the sill plate, suggesting they are parts of the original framing structure, while the "dropped in" members are later alterations.



was customarily a place to work during the heat of the summer, where there was ventilation and shade from the sun. The timber frame is sheathed by clapboard siding that has a decorative bevel on the lower edge,<sup>44</sup> a typical detail in the tidewater South. The siding contains three different kinds of nails: the oldest nails, which secure the thinner upper edge of the clapboard to the frame, are hand wrought. The siding also contains examples of nineteenth century cut nails and modern wire nails.

There currently is a basement bulkhead door on the south façade of the house. The basement was used as storage for food and goods. In her diary, Mrs. Forman refers to the basement as the cellar. At some time, the basement was plastered and finished as a working space. There are lath marks on the bottom of the floorboards, the beams show evidence of whitewash, and the stone and brick still bear some remnants of the plaster. At the western end of the basement is the remaining arched brick fireplace support for the fireplace in the parlor. A door has been cut through to the north of the fireplace for access to the basement and crawl spaces beneath the 1970's addition. Remains of pipes and plumbing fixtures in the basement suggest that the area was used as a kitchen after the installation of the concrete floor.

The first floor contains three rooms. The central passage hall has doors that open on either side and the stair to the second floor. To the east is the original dining room, and to the west is the original parlor.

---

<sup>44</sup> See Appendix VIII, Frame Section drawing 12 for a profile of the siding.



The second floor also has three rooms, plus the open stair. The room at the head of the stair is currently used as a bathroom.<sup>45</sup> Mrs. Forman referred to it as the small room or the passage chamber. The room to the east, above the dining room, was her chamber, and the room to the west above the parlor is the parlor chamber. Small cabinets below the windows offer storage inside the gambrel roof.<sup>46</sup> There are no scars on either floor that indicate the moving of partitions. The lath, in one spot where it is visible beneath the plaster on the second floor, is machine sawn. Mrs. Forman records several campaigns of construction, remodeling, and replastering in her forty-year long record. The Pages also did quite a bit of work to the upper stories of the building, although exactly what they did is uncertain. The original plaster and lath of this house is probably long gone.

#### *Seventeenth Century Conditions and Eighteenth Century Alterations*

The original floor plan was more likely a two-room plan, with a box winder stair next to one of the gable end fireplaces and a partition wall separating the spaces.<sup>47</sup> The stair may have been located along the center partition, but no evidence has survived to confirm this. The current layout is probably a remodeling or completely new construction from the late 1700's.

---

<sup>45</sup> This bathroom was installed by Edward and Elizabeth Page in the 1930's.

<sup>46</sup> These cabinets are mentioned in a sketch of Rose Hill in the 1850's written by Thomas Marsh Forman Bryan's daughter. Horace L Hotchkiss, "A Visit to Rose Hill in the 1850's," Cecil County Historical Society, accessed 21 September 2000; available from <http://cchistory.org/roseh.htm>; internet.

<sup>47</sup> Conjectural Drawings 1 & 2 in Appendix VII illustrate possible floor plan configurations.



Early houses with less formal plans were often converted when the residents attained high enough social status to require a more formal entrance and waiting area. By 1790, when Forman was the head of the household at Rose Hill, he was already a local Revolutionary War hero, a State Legislator, and a rising figure in Cecil County's social organization. His family was wealthy and well established, and the plantation probably created enough wealth to justify the alteration of the house.

The alteration was an almost complete rebuilding. The existing floor joists have been dropped into the sill plates, with the exception of one joist, which retains a mortise and tenon joint, suggesting it was part of the original framed structure of the seventeenth century building. The framed opening surrounding the western fireplace foundation is a scrambled mess of mortised and dropped in pieces of timber. The peculiarities of the framing suggest that the original house had exterior chimneys that were brought into the main body of the house during the late eighteenth century remodeling.

The kitchen and other working facilities were located in separate buildings. The kitchen building contained a storeroom and a lower room in the basement. There was probably a side door from the kitchen, which was nearby to the east<sup>48</sup>, into the dining room. An exterior entrance to the basement was also probably located on the east wall facing the kitchen building, allowing the servants fairly easy access to the storage space in the basement of the main house.

---

<sup>48</sup> The kitchen was quite close. When construction began on the brick addition, the kitchen had to be torn down. The carpenters from Philadelphia brought up the "old house from the river," probably the house listed in the 1783 Wheeler's Point assessment, to use as a temporary kitchen.



### *Expansion into the 1837 Addition*

The house was extended four feet to the west when the brick addition was constructed, adding space to the dining room and Mrs. Forman's chamber. The seam of the addition is visible in three places: in the basement, where new brick forms a visible line of demarcation on both the north and south sides of the house; on the exterior, where the siding on the south forms a straight seam; and on the second floor, where the floorboards are seamed the entire length of the dining room chamber. Mrs. Forman also records this change in her diary.

The changes in the framing in the basement made for this expansion are fairly evident. A large, heavy beam, possibly the former sill plate for the eastern wall, rests roughly six inches to the west of the vertical corner post. The basement bulkhead door was installed on the south façade, built into the new framing. The fireplace foundation is similar to its twin across the basement, but the arched area is filled in with brick and it is framed with nineteenth century lumber.

The windows may have been replaced at this time. The frame and muntins are far too thin and delicate for eighteenth century windows, although the quality of the glass suggests they are not modern replacements. The profile of the muntin does not match the profile of the window muntins in the 1837 addition, although they are very close. They may have been replaced at or near the same time as the 1836-38 construction. The westernmost south-facing window in the dining room would have been outside the four-foot expansion



mark. It is possible the windows were replaced at the same time as new windows were built for the brick addition.

### *The Marks of the Twentieth Century*

The house suffered from poor management in the later years of the nineteenth century and into the twentieth. An interview with Robert and Edward Page, sons of the owner from 1929 – 1937 reveals that prior to their family's ownership, an agent sold everything that could be moved from the property, including interior woodwork from the house.<sup>49</sup>

In 1928, the kitchen that serviced the house was located in the dining room, and the former parlor was in use as a bedroom. There was no indoor plumbing, electrical service, central heating, or phone service.<sup>50</sup> The marble

---

<sup>49</sup>Lockwood, 169. His son Edward also remembers that much of the decorative woodwork had been removed, although he does not remember specifically from where.

<sup>50</sup> Interviews with Robert Page and Edward Page Jr., 6-8 January 2001. From Edward Page Jr.: "When my grandfather, Louis Rodman Page bought Rose Hill in 1928, the place was something of a shambles. Decorative woodwork had been removed. I recall that the plaster bas-relief ceiling panels imported from abroad were still intact. There were no utilities (phone, electricity and central heat). Some of the hardware had been removed (lost or sold). There were no indoor toilets -- just the outhouses in back. There were remnants of old slave quarters. The farming facilities (barn, equipment,.....) either didn't exist or needed extensive repairs. Grandfather left Rose Hill to my father after he died in 1929.

"Shortly after my father inherited Rose Hill, my father and mother, Elizabeth Griffith Page, hired Bruno Mack and wife Heidi Mack who had migrated from Stettin, Germany after World War II to manage the house and farm. Bruno was skilled in iron and wood working having been trained in the excellent German trade school system. He also had served as a maître-di in an Atlantic City hotel.

"Under Mack's and my father's supervision, we installed an on-site electric plant, installed state-of-art plumbing, central heating and bathroom facilities, replaced trim, and renovated the barn and barnyard. I have no idea how much all of this cost nor can I recall a detailed description of the physical improvements. Bruno applied his iron-working skills to decorations and fixtures which may still be on the property. He also taught my brother and me how to work iron and the farm equipment -- and, in conjunction with my father, how to handle firearms. We also built a small sailboat, the "Sooty Pussy" in honor of the "Black Cat"; a restaurant we used to patronize on our periodic commutes from Bryn Mawr, Pa. to Rose Hill.



mantle that occupied the dining room<sup>51</sup> is gone now. It was reinstalled after construction, but removed at a later date, probably when the room was converted to a kitchen. The conversion of the fireplace from functional to decorative probably also happened at this time, or when the kitchen was removed.

### *Questions that Remain*

The dating of the woodwork in this section of the house is questionable.<sup>52</sup> Some of it is original, although nearly all of it follows a Colonial pattern and profile and is probably a careful replacement.<sup>53</sup> Much of the woodwork could be a 1930's redo, carefully created to match the Colonial look. The molding around the doors and ceiling of the passage, however, is more Federal in style, and carries heavy coats of paint. The molding on the western wall and the four foot section leading up to it was new in 1836-38, although there are no seams on the north and south walls showing new four foot pieces joined in. The existing woodwork could have been carefully removed and reinstalled, with new pieces that ran the length of the room made to match at this time.

---

"Bruno collapsed and died on the beginning of a trial run on a new ketch in 1936. It was not long after that Dad and Mother decided to sell Rose Hill to the Eliasons. He was the Treasurer of DuPont.

<sup>51</sup> Mrs. Forman records the installation of this mantle shortly after her marriage to General Forman in 1814. *Diary*, 5. She also records its reinstallation after the construction of the brick section in 1838. *Diary*, 389.

<sup>52</sup> See Appendix VIII, Molding Profiles, for detailed profiles of the moldings throughout the historic portions of the house.

<sup>53</sup> The door from the dining room to the passage and its surround is older – the molding profiles are richer, and it is heavily coated with paint. Some of the decorative molding in the dining room may be original, as is some of the molding in the hall passage. Most of the molding in the dining room and parlor has only two coats of paint.



An addition made to the eastern end of the house could have affected the paneling and molding in the parlor and parlor chamber. This addition was made sometime between 1976 and 1980. It was necessary to open a doorway through the parlor wall into the new addition. What paneling was there before the door is unknown, and the date of what is currently there is questionable. The display case to the north of the fireplace could be older; the pattern of the half round window repeats the transom above the dining room door and the lights of the attic in the 1837 addition.



## Nineteenth Century Addition

Recorded in Martha Forman's diary, this brick addition was built between 1836 and 1838. Construction was mostly finished and the family had moved in by 1837, but painting and finish work stretched into 1838. The master builder was a Mr. Atwood from Philadelphia. There were six masons on the construction crew. They brought quick lime and slaked lime with them. The three carpenters, under the direction of Mr. Atwood, brought wood cut by a water driven saw with them from Philadelphia by boat. The house is three and one half stories, three bays wide, with a flat roof accessible by a trap door in the attic.<sup>54</sup> The basement is divided into two rooms by a brick wall. The southern room with the large fireplace was the kitchen, replacing the separate building that had served the household. The foundation is of Port Deposit granite approximately four and a half feet tall. Brick made on the site in June through August of 1836 continues from that point, with windows on the north and south facades. A bulkhead basement door that matches the basement door in the seventeenth century section rises on the eastern façade at the north corner.

Although there is no mention of the house being stuccoed when built, there is also no evidence to suggest that it was not. The joints of the brick are not pointed beneath the stucco, suggesting they were never meant to be seen. The building was stuccoed by 1928.<sup>55</sup>

The first floor originally had two exterior doors, one on each short façade, in the manner of a Philadelphia side hall rowhouse. There is no side hall

---

<sup>54</sup> "August 9, 1837 – We altered the rafters this day and made a flat roof." *Diary*, 385.

<sup>55</sup> "I think it was stuccoed. As I remember it was a yellow ochre color." Interview with Robert Page, 10 January 2001. One photograph taken sometime before 1935 also shows the house stuccoed. Appendix VI figure 3.



inside, however, the northern rooms extend the entire width of the building. This was a conscious decision on the part of the Formans, probably meant to ease Martha's dismay over the constricted size of their entertaining facilities. The first floor contains a drawing room and dining room. They can be connected as one large room with the opening of floor to ceiling bi-fold doors. The woodwork and decorative plaster in these two rooms is very elaborate. The plaster ceilings were restored in the 1930's, but remained largely intact until that time.<sup>56</sup> Yet another apocryphal story associated with Rose Hill says that the fireplace mantles are of Egyptian marble. It is more likely they are a combination of a North American marble and carefully painted slate.<sup>57</sup>

Two window/doors, a peculiarity to the Southern climate, were created prior to 1935. The upper sash opens like a window, but the lower sash swings outward like a door. The combination of movements gives the opening the required height and width for a doorway. The southernmost window in the dining room's west wall has been converted to this arrangement. The window/door in the sitting room was created to give access to a large brick terrace built on the East side of the house.

The northern door, which led from the dining room to the outside, was removed and infilled with a window between 1976 and 1980.<sup>58</sup> The decorative transom from this door was replaced in the 1957 addition, over the northern

---

<sup>56</sup> Interview with Robert and Edward Page Jr., 6-8 January 2001.

<sup>57</sup> This has not been completely determined yet, but will be investigated before construction.

<sup>58</sup> A photograph from the printed edition of Martha's diary, published in 1976, shows the 1957 addition with an open entry, while photos taken for the easement in 1980 show it enclosed, with the transom light installed above the door.



entry. A new door, leading from the dining room into the new addition was cut in at this time, surrounded by carefully replicated molding.

The second floor contains three rooms, one large chamber to the north and two smaller rooms. The middle room has been converted to a bathroom, although there are no scars indicating this conversion necessitated the moving of partitions.<sup>59</sup> The molding surrounding the inside of the bathroom door to the large bedroom to the north is different, as is the molding surrounding the closet door. It does not match anything else in the house. The southern room has a large patch on the floor, probably dating from when the house was wired for electricity. The patch is directly over the large ceiling rosette in the sitting room. The windows and trim on this floor have only one or two coats of paint, and the damage made by refinishing is evident. The fireplaces are of the same black marble as the first floor, but less elaborately carved.

The third floor contains two smaller rooms, with plain wooden fireplaces and sloping ceilings. The attic has been converted to a large cedar closet.

The construction of the addition was fairly rapid. Below is a listing of events in the construction of the house taken from Martha's diary:

- 8/27/36 – brick manufacture completed
- 5/21/37 – building stone arrives from Port Deposit quarries
- 6/4/37 – carpenters and wood arrive from Philadelphia
- 6/7/37 – carpenters brought up the old house from the river to convert to a kitchen
- 6/9/37 – the kitchen, lower room, and storeroom taken down. The Formans begin using the temporary kitchen.
- 6/29/37 – all hands at work digging the cellar

---

<sup>59</sup> The Pages also added this bathroom in the 1930's.



7/12/37 – the masons arrive  
7/13/37 – the cornerstone is laid  
7/20/37 – the first joist is laid  
7/29/37 – second floor joists are laid  
8/18/37 – walls of the house are finished  
8/21/37 – roof installation begins  
8/25/37 – the carpenters begin building the stairs and the glazier arrives  
9/1/37 – the laying of the floors begins  
9/8/37 – the first meal is cooked in the new basement kitchen  
9/9/37 – carpenters begin partitioning the rooms upstairs  
9/11/37 – the roof gets tinned  
10/18/37 – plastering begins  
11/29/37 – plastering is complete  
12/1/37 – marble mantles arrive for the dining and drawing rooms  
2/21/38 – the carpenters pack up and leave  
4/25/38 – Mr. Armitage from Philadelphia completes the painting



## **Chapter V** **The Grounds**

Associated with the historic house of Rose Hill are outbuildings, formal gardens, burial plots, and a working farm with several tenant buildings. A description of these features is necessary to place the house and its history in the proper perspective.<sup>60</sup>

### *Outbuildings*

The outbuildings associated with the house include an ice house and three smaller sheds that stand on the level plot of land directly to the east of the house. The ice house definitely dates from the Forman era. The construction dates of the other three buildings are uncertain.

The ice house is mentioned frequently in Martha Forman's diary. It stands roughly one hundred feet to the east of the house, with its entrance facing west. Above ground, it is a small building approximately ten feet square, with beveled clapboard siding that matches the finish of the oldest frame structure and a wood shingled gable roof. It sits upon a random rubble foundation. Beneath grade, however, a long staircase leads down twenty to thirty feet to a large, approximately fourteen foot in diameter round pit. The pit extends another fifteen to twenty feet down into the earth. It would be filled with wagonloads of ice cut from the river or the pond in the winter, and used for cold storage through the spring and summer until the ice finally melted.<sup>61</sup> The

---

<sup>60</sup> Please see Appendix V, Reference Images, for a current image of the outbuildings and the grounds.

<sup>61</sup> The amount of ice needed to fill the pit was considerable. "Monday we finished filling out Ice house with 49 loads." *Diary*, 8.



structure is in good condition, and needs only routine maintenance. The stairs that lead down to the pit are rotten, and in some places entirely gone.

The three outbuildings vary widely as far as construction, possible dates of construction, and exterior and interior finishing. All three are built of wood on stone foundations and have wood shingled gable roofs. All of the outbuildings were extant when the Pages came to Rose Hill in 1928, and a photograph taken in 1935 records their condition at that time.<sup>62</sup>

The westernmost building, closest to the house, is in the best condition. It has board and batten siding, sash windows on each façade, a concrete interior floor that has been tiled, paneled interior walls and an acoustical tile ceiling. The structure sits upon a foundation of random rubble, mostly of local fieldstone. A few pieces of Port Deposit granite presumably left over from the construction of the 1837 addition are worked into the foundation. The foundation is in good condition, with few cracks or stress points. In 1935, this building had a set of large doors on its southern façade. Today, the wall has been rebuilt, and a standard sized door and window occupy the southern façade. Although selective demolition on this building has not yet been accomplished, it can be assumed that the method of construction is quite similar to its neighbor.

The middle building is a timber-framed structure that was mortised and tenoned together. It has horizontal board



Fig. 1. Exposed rotted framing on the middle building.

---

<sup>62</sup> See Appendix VI figure 6.



siding with no lap, no openings to the exterior but the door, narrow board

flooring, and plywood walls and ceiling.



Fig. 2. The character of the masonry is fieldstone with some granite. It is pulling apart at the corners.

Almost the entire foundation is of fieldstone, with some Port Deposit granite. This building has not changed since the 1935 photograph. It is in very bad condition. The timber frame is almost entirely rotted beneath the sheathing, and the flooring has

buckled and rolled. The foundation is distorted and crumbling, with the entire northeastern corner pulling free from the rest of the building.

The final building is a mix of timber parts. This building is probably the latest in date and was constructed from a variety of pieces salvaged from other buildings. The corner posts and sill plates are heavy timbers that still bear the mortise pockets of

their former construction and are nailed together with wire cut nails.

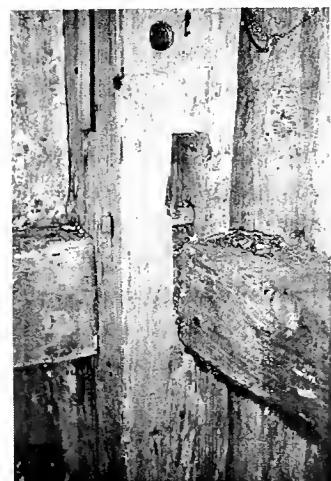


Fig. 3. The frame is nailed together from salvaged timber.

The other structural pieces are nailed to the heavy frame, also with wire cut nails. The foundation of this building is also almost

Fig. 4. Holes cut in the façade for use as a dog kennel. Note the tarp used as the roof covering and the Port Deposit granite foundation.

entirely Port Deposit granite. The 1935 photograph depicts this building with a large opening on the southern façade. This opening has since been covered



with a sliding door. A former tenant of Rose Hill cut three large openings in the east wall and used the structure as a dog kennel.

These buildings may date to prior to 1928 and the arrival of the Pages, but there is no sound physical or archival evidence to confirm such a claim. The two buildings closest to the house may date from the time of Martha Forman, based upon the composition of their foundation and the heavy timber construction. The westernmost building appears to be in fair condition, although the removal of some of the cladding or interior finishes may expose serious structural damage. The middle building, however, is in very poor condition and is not salvageable. The building furthest to the east has suffered severe damage to its walls, has a tarp for a roof, and probably no historic significance.

### *The Boxwood Garden and the Grounds*

In a small hollow approximately two hundred yards to the west of the house are the remains of the Forman's formal boxwood garden. Martha and Thomas both spent long hours planning for, planting, and relaxing in this place. The garden may have been begun before 1816, when Martha records the planting of boxwood in the oval of the garden.<sup>63</sup> Years of neglect and lack of maintenance have left it overgrown, with the boxwood trees rising to eight foot or taller heights. The formal pathways are clogged with dead wood and grown closed, and no more flowers bloom there. But the basic pattern of the garden

---

<sup>63</sup> "General Forman is cutting box for the great oval in the garden." *Diary*, 32. Although several sources cite 1818 as the year 1400 cuttings of boxwood were planted on the estate, that event is not recorded in the printed edition of Martha's diary. It may be in the original, or recorded in Thomas's planting diary.



remains, and from it Henry Chandlee Forman created a reconstruction plan of the garden.<sup>64</sup> The three large yew trees in the garden are recognized as some of the oldest and largest yew trees in the United States. Thomas received them from Prince's Nursery on Long Island in 1825.<sup>65</sup>

Thomas and Martha both kept planting diaries that recorded their horticultural activities. Thomas's diary<sup>66</sup> records the numbers of plants received from various places, begun as seedlings or clippings in his own quarters, and planted. He makes little or no mention of where he planted trees, shrubs, or flowers. Martha, however, records at least the general vicinity of her husband's activities, and it is from her diary that we find that thirty-two rose bushes bordered the path from the house to the garden.

Thomas's planting extended beyond the confines of the garden and onto the rest of the house's grounds. The mile long drive from Grove Neck Road to the house was planted with Spanish Chestnuts on both sides, creating a gracious canopy.<sup>67</sup> The trees were killed by blight, and only scattered stumps remain. Chestnut trees were also planted along Grove Neck Road. A story is

---

<sup>64</sup> See Appendix VI figure 13 for the drawing. Forman published this drawing in *Early Manor and Plantation Houses of Maryland* in 1934.

<sup>65</sup> Edith Rossiter Bevan, "Gardens and Gardening in Early Maryland," *Maryland Historical Magazine*, September 1950, p. 260.

<sup>66</sup> This diary is housed at the Maryland Historical Society.

<sup>67</sup> "...the General and myself took a long walk, got some chestnuts." *Diary*, 52. "Out of 1 ½ bushel of chestnuts planted, only 759 appear to have grown. Squirrels have taken the rest." *Diary*, 84. These plantings were later transplanted to various property lines, and to either side of the long drive. The chestnut trees were dying of the blight by 1934, "The condition of these chestnuts, which are of immense size, proves definitely that they, too are subject to the blight which has devastated our native species. The trees are five-sixths dead, and the gaunt limbs, bare of bar together with the litter of huge branches that have fallen to the ground and the dense growth of suckers springing up from the roots makes this avenue look like one of Dore's somber fancies." Lockwood, 169.



told that Thomas planted them exactly one tenth of a mile apart, so he could time his racehorses accurately.<sup>68</sup>

### *Burial Plots*

There are two burial plots on the plantation. The oldest is nearest to the house, and was referred to by Martha as the “stranger’s cemetery.” The dates on the stones here are difficult to read, but range from the later years of the eighteenth century to the earliest years of the nineteenth. This burial ground may be part of the servant and slave burial plot, where an apocryphal story states one of Thomas’s favorite race horses, Silver was also buried, complete with silver horseshoes.<sup>69</sup> There is no fence or any formal declaration of dedicated space for this plot. The gravestones are on a knoll near the boxwood garden.

The more formal and demarcated burial plot belongs to the Forman family. Thomas is buried there, as are several members of his family. Martha, however, is not. She was buried with her family in Delaware. An iron fence surrounds this burial plot, and the grave markers are large, flat slabs of marble that cover the extents of the grave. When the Pages came to Rose Hill in 1928,

---

<sup>68</sup> “A resident of Grove Point told this writer some forty years ago that General Forman had planed the trees in an exact one mile stretch, with the trees spaced at one-tenth mile intervals. The exact purpose of this was to provide a measured course over which he could race and time his horses.” Cecil County Bicentennial Committee, *Cecil County in the Revolutionary War* (Elkton MD: Cecil County Bicentennial Committee, 1976), 32-33.

<sup>69</sup> This story is also frequently repeated. An interview with Mrs. Cassatt, the resident of Rose Hill in the late 1950’s, for the Maryland State Historical Resource survey even mentions the ghost of Silver neighing at the farm gate.



wild pigs had dug up the plot. Edward Page restored the burial ground.<sup>70</sup> It has been overgrown by briars and fallen into severe disrepair over the years, and at least two of the stones have almost lost their inscriptions to the elements.

### *The Farm*

Rose Hill's farm, which in a former time grew tobacco, corn, oats, rye, hay, and wheat, now grows only hay. The tenant farmer who runs the operations of the farm lives in what Martha called the "lower house," a smaller tenant house that sits in the small valley to the east of the outbuildings. Two other tenant houses are built along the tree line to the north east of the house. Where these houses stand is where the slave quarter, or part of it, was located.<sup>71</sup>

---

<sup>70</sup> Interview with Robert Page, 6 January 2001.

<sup>71</sup> Robert Page recalls that a few of the slave quarters were still standing in 1928 when his family came to Rose Hill. "I do recall that the slave quarters were on the right side of the driveway as we knew it - straight out from the back of the main house out to the dirt road from Cecilton. The remains of the houses backed up on the woods behind the field. I'd estimate that the several slave houses were about 200 yards from the main house." Although many of the slaves may have been quartered here, some of the literature refers to Sheffield Farm as the "Quarter Farm," and suggests that a common slave community for the farmers of the area existed there.



## **Chapter VI**

### **Condition Assessment**

It is useful to analyze a building by breaking down its performance by function, because appearance misrepresents functionality. Each building system has a purpose, usually described in two words. Whether the system is realizing that goal is a measure of its functionality. This section will provide a description and definition of the systems, and analyze both the seventeenth century frame section and the nineteenth century brick addition.

#### **Structural System:**

The purpose of the structural system of the building is to *minimize distortion* so the other building systems and materials are not compromised. The structural system is functioning as long as the interior furnishings, fixtures, and fittings are not seriously disturbed by shifts in the building (and the building remains standing).

#### **Vertical Closure System:**

The vertical system of the structure is defined as the walls, windows, and doors. The purpose of the vertical system is to *protect the interior*. The system is working as long as the interior is selectively sheltered from air, sunlight, rain, animal invasions, and other exterior environmental conditions, while still allowing passage of legitimate human residents.

#### **Horizontal Closure System:**



The horizontal system includes both the roof and any other horizontal surfaces associated with the building and grounds. In this case, the ground level horizontal system includes brick paving and open, grassy areas. The purpose of the horizontal system is more complicated than other systems mentioned; it includes *collecting, channelizing, and disposing of water*. Water on the property must be managed from the time it hits the roof in a rainstorm, to when it is properly disposed of away from the building.

### **Seventeenth Century Frame Section**

*Structural:*

The structural system in this section of Rose Hill is a heavy timber frame of hand-hewn members on a stone and brick foundation. The wooden members have suffered considerable damage, and the building has problems with distortion. The system is in the early stages of failure.

Termite damage in the basement has



Fig. 2. Termite damage.

compromised the integrity of the southern façade sill plate, and several of the floor joists. One of the joists is



Fig. 1. The quasi-summer beam and some evidence of termite damage.

missing roughly half its length and no longer supports the southern half of the floor. The floor joists are currently supported by a temporary beam which runs the length of the



structure, held in position by metal or wooden columns. It is quite clear that this is a temporary repair. However, without this quasi summer beam, the building would collapse. Most of the joists have pulled free from their pockets in the sill plates. This could be due to shrinkage in the material due to age and water evaporation, or to a shifting or buckling of the wall itself. The structural system is no longer able to



Fig. 3. The beams are pulling free of the sill plate.



Other, human wrought damage is also clearly visible. The work of plumbers and electricians in the basement has left gaping



holes in the floor joists, in at least one case nearly cutting through the entirety of the joist. Other pipe interventions have left holes in the brick foundation. Human action causes more damage to a building in ten minutes than nature does in one hundred years.

Fig. 4 & 5. Plumber damage in the basement.



Distortion of the frame is clearly visible on the southern façade. The wall at the first floor bulges outward, twisting window and door frames. The front door no longer closes within its frame, and must be secured by other means. The distortion could be caused by several mechanisms:

- A by product of the termite damage in the basement
- Buckling in the vertical structure caused by a force from above. A heavy weight the frame was never intended to carry above the distortion is causing the wall to buckle.
- Lateral earth pressure on the basement wall is creating an S-curve of distortion from beneath the ground. If the basement wall is being pushed inwards, the concrete floor of the basement pins it in position and throws the distortion to the walls above ground. Excess water liquefying the backfill is a prime culprit for this mechanism.

The joists of the second floor and the roof rafters appear stable. The termite damage seems to be limited to the basement and first floor environs.

#### *Vertical:*

The type of vertical closure system often defines the problems, mechanisms, and solutions. The vertical closure in this section of the house can be defined as a multiple layer, water screen wall. The purpose of this type



Fig. 6. The warp in the front door is evident.



of vertical closure is to minimize leaks through pressure equalization. Water will follow the path of pressure discrepancies, moving from a low-pressure zone (the exterior) to a high-pressure zone (the heated interior). A multi layer water screen wall has an exterior shell with a pressure equalization cavity behind. In this case, the exterior shell is wooden clapboard siding, and the noggin filled cavity is the stud space. The wall works to prevent leaks and other environmental migrations as long as the cavity has an unbroken connection to the exterior. The joints of a clapboard shell provide this connection. The air space behind the clapboards works as a vapor-dampening barrier, preventing condensation from settling on to the wooden structural members.

The vertical system is functioning in the frame structure. There are, however, several points of failure for this type of wall system that should be guarded against:

- The joints provide open entry for insects and other nuisances. They should be inspected regularly.
- If the stud space is insulated, a vapor barrier should be installed against the inside finished space, where the most warm moist air will be generated. No vapor barrier should be installed on the outside.
- The clapboard joints should not be painted. Repainting should be done with wedges to separate the joint and prevent it from being sealed. Sealing the joints will destroy the functioning of the system.

The windows and doors are also functioning parts of the vertical closure system. Window and door openings are mostly air and watertight and prevent the passage of unauthorized occupants. There are only a few exceptions: The





Fig. 7. The board holding the door closed is to the left.

basement bulkhead door is held closed with a long board propped against the fireplace foundation, suggesting it does not close correctly. This could either be part of the distortion of the southern façade wall, or due to a lack of proper hardware on the door itself. The south façade exterior door does not close properly. This is a failing in the structural system, but it does impact the ability of the vertical system to properly do its job.

#### *Horizontal:*

The water channel on this section of the building begins on the asbestos tile roof. The water is collected by a pole gutter, removed to ground level by a downspout, and dispersed to the ground away from the building. The pole gutter leaks inside the roof, and on both sides of the porch the wood beneath the gutter is rotted and pulling free.

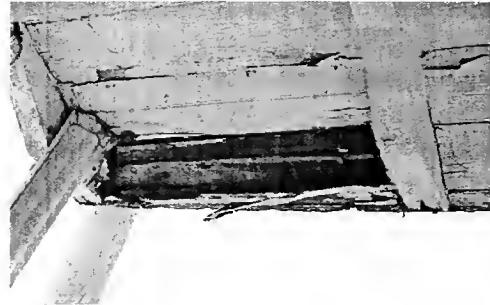


Fig. 8. Rot beneath the pole gutter.

The roof is a multi layer rain screen system, punctuated by six dormers. It is assumed that the roofing material is imperfect, but water dispersion is controlled by the slope of the roof and pressure equalization within the structure of the roof. The gambrel roof has a moderate slope of approximately 4/12 in the upper portion, and a much steeper slope of approximately 8/12 in



the lower. The unfinished rafter space serves as a pressure equalization cavity,



Fig. 9. Water damage above the dormer.

including the larger and more usable space in the lower slope, where several storage cabinets are located. This space is essential to the function of the roof. There is one sign of leakage in the building, on the second floor, east room, north façade around the

dormer opening. This could be a sign of failure in the flashing between the main roof and the dormer.

The grading and paving of the site does not work. The slope of the grade was changed sometime prior to the occupancy of the current owner. The soil was brought up to the same level as the wooden sill plate, creating an entry for the termites. The brick paving beneath the porches has been disturbed by plant and animal activity. An unknown animal has created several burrows through the paving on the north façade. The grading should be adjusted to carry water away from the structure, as well as to cut off access for termite and other insect entry.



Fig. 10. Something is digging.



## Nineteenth Century Brick Addition

### *Structural:*

The structural system of this section of Rose Hill is a load bearing masonry wall, with pocketed wooden joists and rafters that carry the floors. The system is mostly intact and functioning. There are few disruptions to the wooden framing.

The building does have some distortion. It is apparent on the first floor, where the brick wall that divides the basement into two rooms is providing a hump in the flooring. The short facades on the north and south have settled,



Fig. 11. The  $\frac{1}{2}$ " gap beneath the baseboard shows the extent of the distortion.

leaving a resistant section in the middle of the house. This distortion is not system threatening. It alters the way doors hang and baseboards meet the flooring, making it a cosmetic dilemma. This distortion is seen to a lesser extent on the second floor, and not at all by the third.

A different distortion is apparent at the second and third floor stair risers. The floor joists of these two floors have a bend that has shifted the alignment of the staircase. The floor in the hall and stairway area tilts away from the western façade towards the east. This is apparently an old distortion. There are

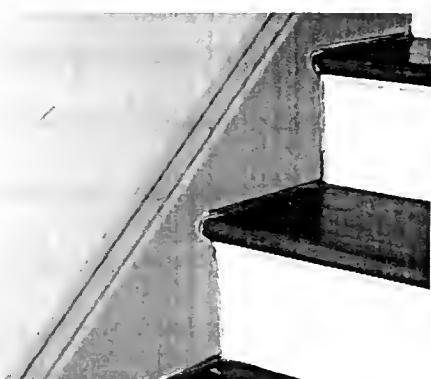


Fig. 12. The gap between the top of the tread and the bottom of the baseboard has been carefully infilled.



carved plugs filling in the cracks where the stair risers meet the wall to minimize the unsightly crack. This distortion is potentially more threatening, as it is possible the walls no longer carry the structure of the stair itself. It does not threaten the safety of the building as a whole, but it does threaten the staircase, and the safety of anyone traveling on the stair when it pulls free of the pockets.

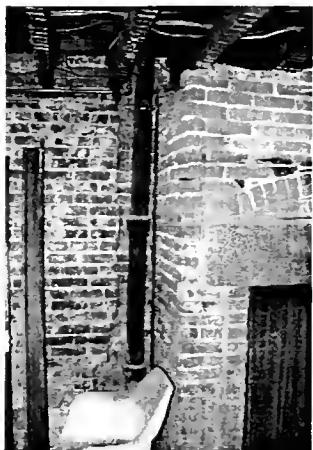


Fig. 13. The moisture from the sewage pipe is rotting the nearby brick.

The masonry structure is in reasonably good condition. The pipes that serve the bathrooms upstairs, however, have been hacked into place through the brick. The basement fireplace and east wall is deteriorating from moisture damage around these pipes. It can be assumed that the situation is similar throughout the building, wherever the pipes run.

*Vertical:*

The wall system of the 1837 section is a single layer thick wall. The expectation associated with this wall system is that it is not perfect, but the sheer size and mass will slow down intrusions. Capillary action takes time to move moisture through any material. The assumption is that the wall is thick enough to wait out the water, and thus prevent leaks and damage to the interior.

The vertical system is functioning. Doors and windows seal cleanly, preventing air, water, and unwanted occupants from entering.



*Horizontal:*

The horizontal system of this section of the house is nearly identical to that of the frame structure. The one important difference is that this section has a flat roof. A flat roof is a danger spot in any building. Drains fail, membranes unseal, and water works its way in. There is considerable water damage on the third floor, north room on the ceiling and down the wall. The path of the water is not apparent in the attic, but it can be assumed the water leaked in from a faulty seal between the roof and the chimney and found its way out on the third floor.



Fig. 14. Water damage on the third floor.



Fig. 15. Paint, stucco, mortar, and brick face are being washed away.

Downspouts on both sides of the building also fail to carry water safely away. The downspout on the north façade is throwing moisture onto the corner of the building, resulting in a peeling away of the stucco, and deterioration of the brick and mortar beneath. The brick at the base of the structure, beneath the basement windows, is in a similar condition. The walkway that extends the breadth of the north façade is partially responsible for this, by throwing moisture, salts, and impact damage from winter cleanings onto that portion of the masonry.



## **Introduction to the Problem of Continuing Use at Rose Hill**

Rose Hill Farm is a significant historic property with a distinct problem: it is a single family residence, and must adapt itself to the changing needs of its occupants while retaining the features that make it significant. Technology, lifestyles, and functions of built space change over time. The adaptability of an historic building is often what determines its longevity. What cannot be adapted is replaced or significantly altered, while what can is valued for its age and livability.

Rose Hill's longevity is protected by an easement on real property and improvements made to the Maryland Historic Trust in 1980 by then owner Alfred Darlow. This easement protects both the exterior and interior of the house, as well as the ice house located to the east of the main house. The agricultural use of the land, the wetlands, other natural resources, scenic and physical access to the river, and the property's use as a wildlife refuge are protected by easements held by the Maryland Environmental Trust, the Chester-Sassafras Foundation, and the Chesapeake Bay Foundation.<sup>72</sup> While all of these easements have a profound effect on the use of the land available to the owners, the easement under scrutiny for the purposes of this thesis is that held by the Maryland Historical Trust.

The easement, while serving as a defense against careless management of the historic resources, is vague in its definition of what is allowed and what is not. In effect, no activity inside or outside the building other than routine maintenance and repair can be undertaken without the express written

---

<sup>72</sup> Deed Book NDS 60 Folio 769.



permission of the Director of the Maryland Historical Trust.<sup>73</sup> This vagueness allows for a personal interpretation of what kind of alterations and additions are allowable that will change with each sitting Director and Committee.

What alterations and additions are allowable is an issue at Rose Hill as the current owner wishes to change the building. Currently, the owner and his wife, Frank and Tannaz Owczarek, have their permanent residence in Wilmington. Rose Hill is their weekend and holiday home. They want to make certain changes to the property, including an addition, which will convert the house to their permanent residence.

While plans for the alterations are far from final, the Owczareks do have a fairly clear idea of what kinds of amenities they would like to have. The oldest section of the house, the frame structure, will be used as a guest house with only minor alterations. The dining room in which Martha entertained prior to the construction of the 1837 addition will be returned to its original use, as a dining room for small parties. The first floor of the 1837 addition will not

---

<sup>73</sup> The pertinent section of the easement reads in full: "Without the express written permission of the Director of the Maryland Historical Trust (hereinafter the "Officer"), no other activities shall be undertaken or permitted to be undertaken on the historic structures on the property commonly known as the ice house and the main house known as Rose Hill, which are depicted and designated in Exhibit A, to affect their exterior and interior, provided, however, that the maintenance, reconstruction, repair, repainting, or refinishing of any said exterior or interior damage which is a result of casualty loss, deterioration, or wear and tear shall be permitted without such written permission of the Office provided that such maintenance, reconstruction, repair, repainting, or refinishing is performed in a manner which will not alter the appearance thereof as they are of this date. The terms exterior, and interior, including the kind and texture of building materials and the type and style of all windows, doors, light fixtures, signs and other similar features. The Maryland Historical Trust shall act definitively upon all requests within twenty (20) working days of approval of the request may be assumed. The Grantor agrees for himself his personal representatives, heirs, successors, and assigns, to maintain the buildings described in Exhibit A in good, clean, and safe condition and shall maintain, repair, and administer them to preserve their historical, aesthetic and cultural character and appearance as described and depicted in Exhibit A." The entire easement document is available in Appendix X.



change; the second floor will house the master bedroom with existing bath removed; and the third floor will be used as a miniature apartment, with the existing bathroom also removed. The existing kitchen addition to the east of the 1837 section of the house is to be removed and replaced by a larger, two- to three-story addition that will house the kitchen, a study, and a powder room on the first floor, the master bath, dressing rooms, and an office on the second floor, and a bath on the third floor. What is to be done with the western addition has not been fully considered at this time. Moisture damage is evident in both the decorative plaster ceilings and in the brick walls of the 1837 addition from pipe leaks and seeping condensation. Removing most of the services to a new addition will add to the longevity of the older buildings, as they were never built to carry these systems.

Correspondence between the owners and the Maryland Historic Trust regarding the proposed alterations to Rose Hill began in March of 1997, when Susan Snyder of the Company for the Civic Arts (CoCA) first presented her ideas for the property to the Trust's Committee. The project is now under the supervision of John Milner of John Milner Architects, and the dialogue between owner, architect, and Trust continues.

The Trust would prefer to see an addition made on a small scale, subordinate to the existing structures, where the floors are at different levels, requiring several steps down from the 1837 addition to the new eastern addition. The architect, however, believes that a larger, more substantial



addition will balance the lopsided alignment of the existing structures<sup>74</sup> and give the owner the space and use they require. The owners also wish to keep the floors between the 1837 addition and the new eastern addition on the same level, to accommodate the safety and comfort of their elderly parents.

As a means of understanding the idea of a living building under the eye of a restrictive easement, the second part of this thesis will focus on facade easements and additions to historic buildings. The discussion on easements focuses on the idea of what an easement holding organization can reasonably ask of an owner, while the section on additions addresses the appropriateness of additions made to historic buildings, with a thought on the way Americans view alterations to historic resources.

---

<sup>74</sup> The HABS survey form for Rose Hill, CE-27, describes the proportions resulting from the construction of the brick addition as “awkward and amusing.”



## **Chapter I**

### **Façade Easements, Enforcement, and the Needs of the Owner**

An easement in any form is the giving over of a less than fee simple interest in a property to another party. A property owner, in most instances, owns the entire fee simple interest in the property. This includes the land, any buildings, rights to the minerals beneath the surface, surface timber, rights to the air above, and any number of additional items. The rights to these several elements could be envisioned as a bundle of sticks, with each right represented by a single stick. A deed of easement is the giving away of a stick or a number of sticks, while the property owner retains control of the rest of the bundle. The easement holder then takes on the responsibility of policing the maintenance of their particular sticks. The easement is donated in perpetuity, meaning it is a permanent part of the land rights and travels with the land. It is permanently enforceable by the easement holder.

In most cases, an easement is donated to a certified, non-profit corporation, designated by the Internal Revenue Service as a 501(c)3 organization. Donating an easement has various benefits to the property owner, including an income tax deduction as a donation to a charitable organization, a possible reduction in property taxes, and the satisfaction of knowing their tract of land or building will be protected long after they are gone. The easement-holding organization gains the right to protect a significant natural or built asset, and the responsibility of maintaining that protection. Typically, the easement holder will inspect the property yearly for any illegal



activity or changes and maintain a relationship with the owner as part of its enforcement activities.<sup>75</sup>

Although easement enforcement is just as, if not more, important than the granting of the easement, there is little attention given to it in the literature on the subject. Books and articles about the writing, collecting, and valuing easements abound, but to the writer's knowledge no definitive study on how to enforce an easement effectively and fairly has been completed. Easements that restrict the owner's use of the property are a relatively new phenomenon in real estate law, with roughly fifty years of history. A study of what happens when the property under easement changes hands for the fifth or sixth time, or is purchased by an owner with a lifestyle that cannot be supported by the walls of the existing building, should be undertaken. The ultimate goal of this study should be to outline an "ideal" easement document, with an eye to what is likely to happen to a property fifty years after an easement is granted, and to define a checklist of situations and problems, with the appropriate solution, that are likely to be faced by an easement holding entity during enforcement.

How effective the easement holding organization is in their enforcement relies heavily on how well the easement is written. A clearly defined purpose, description of existing conditions and features to be protected, and definition of allowed owner activities and alterations are necessary to preclude the onerous activity of personal interpretation by both owner and easement holder. Early

---

<sup>75</sup> For an exhaustive exploration of easement definition, donation, and benefits, please see the following: Erin Michelle Tobin, "Are Easements an Effective Preservation Incentive? An Evaluation of Façade Easement Program Management in Non-Profit Organizations," Thesis: University of Pennsylvania, 1999; Janet Diehl and Thomas S Barrett et al, *The Conservation Easement Handbook*, Alexandria VA: Land Trust Exchange, 1988.



easements often stated that any changes must be approved by the easement holding organization, a practice that left the door wide open to varying interpretations of what is appropriate.

A truly disaster-proof easement will contain several features. The first required feature is a detailed description of the existing conditions of the property, what is historically significant, and an exhibit of HABS-level photographs and documentation of the designated features. This will provide a baseline against which the future conditions of the property will be measured. The second feature is a detailed list of what the owner and the easement holder agree upon as allowable alterations. If an addition is to be allowed in the future, it should be specifically mentioned, establishing an envelope within which a future architect may work. Possible configurations include an addition that is a certain percentage of the total square footage of the building, or a basic box that includes the height of the roof ridge, and length of the walls. Building materials for repair, maintenance, reconstruction, and new construction should be named and described, with photographs provided as an exhibit if it is deemed necessary. The final feature that should be included in the easement document is a list of required work, including a maintenance schedule and any large repairs or reconstructions agreed upon by both parties to keep the structure in good repair in perpetuity.

Easement-holding organizations must also be sure they have both the monetary means and the trained staff capable to enforce the easements they hold. Most easement holders ask for a monetary donation<sup>76</sup> from the owner of

---

<sup>76</sup> This monetary gift is usually given as a one-time endowment.



the property in question to cover enforcement expenses. The staff of the organization must also be trained or have access to trained professionals who are capable of thoroughly inspecting a property. Detailed records of each inspection must be kept to provide a history of compliance or non-compliance with the terms of the easement.

The Maryland Historical Trust holds easements on approximately five hundred historic properties throughout the state of Maryland. The Trust began collecting these easements in 1969, with the largest burst of activity in the late 1970's. Violations of the easement, proposed alterations or additions, or other issues brought before the Director and the Committee are handled on a case by case basis. Alterations and additions are normally permitted only when the Deed of Easement specifically allows them. A Deed of Easement that does not delineate what alterations or what kinds of additions are allowed to a property is interpreted to allow no such changes.

The Trust's enforcement of its easements is hindered by the small size of its staff. Although in principle inspections of properties take place yearly, in reality it is closer to every two years. Staff members perform the inspections; the Trust is seeking volunteers to undertake the inspections, but with little luck. The length of time spent on a property inspection varies with the size of the building and the extent of the easement. A rowhouse with an exterior-only easement may take as little as fifteen minutes, but a large property, such as Rose Hill, with extensive square footage and an interior easement provision, could take several hours. A file is kept on each property that contains the baseline inspection information from when the easement was granted,



inspection documentation, and all correspondence between the Trust and the property owner. The Trust has never taken an easement violator to court, although they have secured stop work orders and had unauthorized constructions removed.<sup>77</sup>

Rose Hill's easement language is vague enough to disallow any alterations or additions to the property. However, discussion is underway with the Trust and a preliminary approval was given to the initial plans proposed by CoCA in 1997<sup>78</sup>.

---

<sup>77</sup> Interview with Richard Brand, 17 April 2001.

<sup>78</sup> Some excerpts from CoCA's report filed with the Trust establish that they had found the same faults with the building design as the current project architect: "...Today, however, land and water play a different role in daily life. The river, once part of the working landscape has instead become valuable primarily for the view it offers to the south and for leisure activities. Land transport is now dominated not by horses but by cars which require areas close to the house for storage and access. Moreover, the house at Rose Hill which at one time was part of the organic system of plantation life supported by slaves is now primarily a residence separated from the agricultural work of the farm.

"The dominant feature of the land and hence the organization of the numerous building parts remains the east-west ridge. This position offers the best prospects and prevailing breezes as well as naturally separating itself from the activities of the farm around it. The house itself does not have such clarity. It is an adjunctive composition of four parts, each one almost capable of being a complete world. There are presently no areas immediately next to the house that encourage continuity of living between indoors and outdoors. The challenge in making it work for a single family is to make a coherent whole out of its parts that supports the daily routines for family living as well as entertaining guests and to provide an extension of activities into the landscape.

"To this end, we are emphasizing and enhancing the existing axis of the natural ridge in the organization of internal spaces and outdoor areas. Presently, the twentieth century additions seem to have a slim relationship to the landscape and do little more than provide more entrance choices. We are re-organizing the internal activities of the first floor of the house as well as changing the envelope of the new additions to provide formal spaces for entertaining in the grander scale of the 1837 townhouse and less formal daily family spaces in the simpler original structure. The remaining floors will continue to be sleeping spaces. Car related activities are kept to the north and east (already the more service side of the complex) while the south and west are retained for historic views and extension of activities into the landscape (reinforcing solar orientation as well as emphasizing the historic garden).

"...The second floor of this volume [new eastern addition] will complete the master suite with a new bath/dressing room and private study at the same floor level as the adjacent rooms. This will allow removal of the existing bathroom from the historic 1837 building and restoration of these rooms to original volumes."



## **Chapter II**

### **The Idea of Additions to Historic Buildings**

Humanity is constantly on the move; growing, changing, turning the world as it stands upside down. The structures we build to house our activities must keep up with our movements. Buildings that adapt remain. Those that do not go the way of the dodo.

The idea of an addition to an historic building in modern times is skewed from the same idea as applied in the past. The modern theory, as voiced by multiple Charters, Standards, and Guidelines, advocates a dual approach that is inherently contradictory.

Historically, a new addition to an existing building was considered as a point of necessity. If more space was necessary, an addition was built. Quite often, these historic additions are what created the character we appreciate in modern times. Rose Hill as it stands is the product of additions and alterations. Without the large addition made by the Formans in 1837, the frame structure of Rose Hill would still be an important landmark in the history and culture of Maryland. However, the depth of understanding of that history and culture is increased by the large brick addition. The Formans gave little consideration to the context and site of the existing building when deciding if and how large of an addition to build. The new building was the height of style and opulence, a marker of the importance of the builder, and it solved the problem of space constraint the Formans were facing. It overpowered the existing building and the final arrangement of volumes was unbalanced, but it is the final melding of the two time periods and architectural types that we appreciate today.



The Louvre, the Duomo of Florence, the Houses of Parliament of England, the Palazzo Publico of Siena, and thousands of other landmark and average domestic buildings around the world have a common denominator: they all grew by bits and pieces over time, as residents and users had need of more space, a new tower, a new entrance, or any number of things. There is a quality to buildings that have grown in this manner that goes beyond an appreciation for their age. They are whole and alive, they respond to the needs of their users, and they tell their stories by their very existence. Additions can be a powerful force in the meaning of a building and the place of that building in the history of the culture it was built in.

Christopher Alexander, in his landmark series of books from the Center of Environmental Structure, explores the idea of what makes a good building. According to Alexander, the quality that separates a good building from a bad one is nameless, but apparent. Some of the key words he uses to describe this quality are, “alive, whole, comfortable, free, exact, egoless, and eternal,”<sup>79</sup> yet none of these words really manage to capture its essence. One of the qualities he considers is the idea of adaptability and change.

“What does it take to build something so that it’s really easy to make comfortable little modifications in a way that once you’ve made them, they feel integral with the nature and structure of what is already there? You want to be able to mess around with it and progressively change it to bring it into an adapted state with yourself, your family, the climate, whatever. This kind of adaptation is a continuous process of gradually taking care.”<sup>80</sup>

---

<sup>79</sup> Christopher Alexander et al, *The Timeless Way of Building* (New York: Oxford University Press, 1979), 28-39 (hereafter *Timeless*).

<sup>80</sup> Alexander, quoted in Stewart Brand, *How Buildings Learn: and What Happens after They’re Built* (New York: Viking, 1994), 21, 23.



When the process works, the result is easy to see. The following quote deals specifically with a townscape, but is easily applied to a building:

“Because the adaptation is detailed and profound, each place takes on a unique character. Slowly, the variety of places and buildings begins to reflect the variety of human situations in the town. This is what makes the town alive.”<sup>81</sup>

The concept of piecemeal growth is dealt with in some length in the third volume of Alexander’s works, *The Oregon Experiment*. Although this book deals specifically with the master plan for University of Oregon, the concepts are easily translated to all levels of the built environment. The concept of piecemeal growth is related to the organic growth and adaptation of the environment at large. An individual organism will repair and replace its cells to maintain its overall function. The environment will do the same, but with adaptations on every scale for changing uses and activities. This is what keeps the environment alive and functioning:

“All the good environments that we know have this in common. They are whole and alive because they have grown slowly over long periods of time, piece by piece. The pieces are small – and there are always a balanced number of projects going forward at every scale. If one large building is being built, there are, simultaneously, many repairs and changes going forward at smaller scales all around the building; and each new building is not a “finished” thing, but brings in its train a long series of smaller repair projects. In such a way buildings adapt to changing users and changing needs. They are never torn down, never erased; instead they are always embellished, modified, reduced, enlarged, improved. This attitude to the repair of the environment has been commonplace for thousands of years in traditional cultures.”<sup>82</sup>

It is this attitude of repair, regeneration, and reinvention that the modern world has rejected, in favor of guidelines that are inherently contradictory and difficult to obey. The historic building, particularly those of high significance,

---

<sup>81</sup> *Timeless*, 231.

<sup>82</sup> Christopher Alexander, *The Oregon Experiment* (New York: Oxford University Press, 1975), 69-70 (hereafter *Oregon*).



has taken on a mantle of monumental and inflexible status. Needs and uses change, old ones become white elephants and buildings that cannot adapt or cannot be adapted begin the swift decline to demolition.

The Secretary of the Interior's Standards for Rehabilitation began their life in 1978 as a non-codified guide for rehabilitators and officials to evaluate rehabilitation projects as eligible or not eligible for the Federal Preservation Tax Incentive. Now in their forth revision and reprinting, the Standards remain the American bible for the appropriate treatment of historic buildings. In the two Standards that relate to new additions, an attempt is made to synthesize two combating ideas about how to build a new addition<sup>83</sup>:

One half of the modern theory is the idea of separation: the idea that a modern addition must defer to the historic building. Under this view, the historic building has a level of meaning that a modern addition could never attain. The historic building is an artifact that could never be improved. Contemporary needs take the back seat to historic aesthetic. Contemporary architects also disappear into the shadows behind the ancient masters.

The conflicting voice to this theory is that of integration: that a modern addition must relate to the historic structure and its setting. This theory stems from the theories of both Viollet-le-Duc, in his attempts to restore ancient buildings to a completed state and unity of style they had never known<sup>84</sup>, and

---

<sup>83</sup> Scott Demel, "Preservation, Historic Significance and a Theory of Architectural Additions: The Canon and its Consequences" (Thesis: Columbia University, 1996), accessed 15 February 2001; available from <http://demel.net>; internet, Chapter 2: The Contrasting Method, 6.

<sup>84</sup> "Restoration...it is to reinstate it in a condition of completeness that could never have existed at any given time." Viollet-le-Duc, quoted in M.F. Hearn, ed., *The Architectural Theory of Viollet-le-Duc: Readings and Commentary* (Cambridge: MIT Press, 1990), 269.



Ruskin, who believed new construction should use traditional methods and materials that would gain meaning through age and weathering.<sup>85</sup>

The first incarnation of the Standards, published in 1978, had this to say about new additions:

“Contemporary design for alterations and additions to existing properties shall not be discouraged when such alterations and additions do not destroy significant historic, architectural, or cultural material, and such design is compatible with the size, scale, color, material, and character of the property, neighborhood, or environment.”<sup>86</sup>

The new must be compatible with the old in terms of color, material, and volume, but a separation must exist between the new structure and the old.

The new structure should be of a contemporary design, to ensure that the new addition is not confusedly considered to be part of the historic building.

The current edition of the Standards reads differently, but the dual message is still there:

“New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.”<sup>87</sup>

This time, the contradiction happens within the same sentence, “The new work shall be differentiated from the old and shall be compatible with...” Also, new additions are accorded little respect. It is assumed they will never gain a level of meaning and worth to equal that of the historic building. The final Standard adds insult to injury:

“New additions and adjacent or related new construction shall be

---

The quotation is originally from the article “Restoration,” as part of the *Dictionnaire Raisonné de L’Architecture*.

<sup>85</sup> “Aphorism 25: All good work must be free hand-work.” John Ruskin, *Seven Lamps of Architecture* (New York: Noonday Press, 1961), 169-170.

<sup>86</sup> Secretary of the Interior’s Standards for Historic Preservation Projects, 1978.

<sup>87</sup> The Secretary of the Interior’s Standards for Rehabilitation, 1997.



undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.”<sup>88</sup>

A new addition is meaningless to the historic building. It is assumed that it will always be that way, an assumption that is belied by thousands of additions made to historic buildings throughout human history.

Today, another addition is planned for Rose Hill. Whereas the first addition was designed and built by a Philadelphia Master Builder for a regionally known couple, a noted and respected architect will design the most recent addition for an upstanding doctor and his wife. The effect of this addition on the significance of the house as a whole is unknown. But it must be noted that significance is not determined by the generation that does the building. It is determined by their grandchildren. It is up to us to protect what our grandparents provided for us, and build new with an eye to the future.

---

<sup>88</sup> The Secretary of the Interior’s Standards for Rehabilitation, 1997.



## **Appendix I** **Bibliography**

### Primary Sources

Annapolis. Hall of Records, 350 Rowe Boulevard.

- \_\_\_\_\_. Queen Anne County Wills. Will Book TW 1 Folio 102.
- \_\_\_\_\_. Queen Anne County Wills. Will Book 22 Folio 85.
- \_\_\_\_\_. Original Wills Box A Folder 11.
- \_\_\_\_\_. Cecil County Wills. Will Book B 9 Folio 307.
- \_\_\_\_\_. Cecil County Wills. Will Book BB Folio 34.
- \_\_\_\_\_. Cecil County Wills. Will Book 11 Folio 45.
- \_\_\_\_\_. Cecil County Probate – Inventories. Book 19 Folio 150.
- \_\_\_\_\_. Cecil County Probate – Inventories. Book 36 Folio 66.
- \_\_\_\_\_. Cecil County Probate – Inventories. Book 71 Folio 133.
- \_\_\_\_\_. Cecil County Rent Roll. Volume 6 Folio 295.
- \_\_\_\_\_. Cecil County Rent Roll. Volume 6 Folio 300.
- \_\_\_\_\_. Cecil County Rent Roll. Volume 6 Folio 301.
- \_\_\_\_\_. Cecil County Rent Roll. Volume 6 Folio 411.
- \_\_\_\_\_. Cecil County Rent Roll. Volume 6 Folio 423.
- \_\_\_\_\_. Cecil County Rent Roll. Volume 6 Folio 432.
- \_\_\_\_\_. Cecil County Patent Books. Book Q Folio 246.
- \_\_\_\_\_. Cecil County Patent Books. Book EI 2 Folio 672.
- \_\_\_\_\_. Cecil County Patent Books. Book 18 Folio 359.
- \_\_\_\_\_. Cecil County Patent Books. Book BY & GS 2 Folio 524.
- \_\_\_\_\_. Cecil County Patent Books. Book Y & S 8 Folio 582.
- \_\_\_\_\_. Cecil County Patent Books. Book 16 Folio 432.
- \_\_\_\_\_. Cecil County Patent Certificates. #1045.
- \_\_\_\_\_. Cecil County Assessment of 1783.
- \_\_\_\_\_. Maryland State Archives Biography. SC 1138-443.
- \_\_\_\_\_. Maryland State Archives Biography. SC 1138-871.
- \_\_\_\_\_. Maryland State Archives Biography. SC 1138-872.
- \_\_\_\_\_. Maryland State Archives Biography. SC 1138-1836.

Baltimore. Maryland Historical Society, 201 West Monument Street.

- \_\_\_\_\_. Thomas Forman's land: papers, 1847-1850. Vertical File.
- \_\_\_\_\_. Forman Papers, 1732-1908. MS 403.
- \_\_\_\_\_. Forman Papers, 1809-1937. MS 1277.
- \_\_\_\_\_. Cecil County Tax List, 1761. MS 1929.
- \_\_\_\_\_. Cecil County Papers: Property Holdings and Taxes 1746-1827. MS 231 Box 6.
- \_\_\_\_\_. Historic Houses, Rose Hill. Vertical File.

Elkton. Cecil County Historical Society.

- \_\_\_\_\_. Rose Hill vertical file.
- \_\_\_\_\_. 1790 Census.
- \_\_\_\_\_. 1800 Census.



Elkton. Records Office, Cecil County Courthouse, 129 East Main Street.

- \_\_\_\_\_. Deed Book 1 Folio 71.
- \_\_\_\_\_. Deed Book 1 Folio 72.
- \_\_\_\_\_. Deed Book 1 Folio 82.
- \_\_\_\_\_. Deed Book 1 Folio 181.
- \_\_\_\_\_. Deed Book 2 Folio 1.
- \_\_\_\_\_. Deed Book 2 Folio 21.
- \_\_\_\_\_. Deed Book 5 Folio 20.
- \_\_\_\_\_. Deed Book 5 Folio 511.
- \_\_\_\_\_. Deed Book 10 Folio 378.
- \_\_\_\_\_. Deed Book 19 Folio 266.
- \_\_\_\_\_. Deed Book 21 Folio 410.
- \_\_\_\_\_. Deed Book JS 2 Folio 483.
- \_\_\_\_\_. Deed Book JS 17 Folio 33.
- \_\_\_\_\_. Deed Book HRT 3 Folio 132.
- \_\_\_\_\_. Deed Book HRT 3 Folio 139.
- \_\_\_\_\_. Deed Book DS 6 Folio 528.
- \_\_\_\_\_. Deed Book JAD 10 Folio 338.
- \_\_\_\_\_. Deed Book MD 8 Folio 180.
- \_\_\_\_\_. Deed Book CK 6 Folio 46.
- \_\_\_\_\_. Deed Book WGP 3 Folio 57.
- \_\_\_\_\_. Deed Book HWL 1 Folio 506.
- \_\_\_\_\_. Deed Book HWL 14 Folio 204.
- \_\_\_\_\_. Deed Book HWL 18 Folio 395.
- \_\_\_\_\_. Deed Book HWL 18 Folio 417.
- \_\_\_\_\_. Deed Book SRA 5 Folio 564.
- \_\_\_\_\_. Deed Book WEB 6 Folio 265.
- \_\_\_\_\_. Deed Book RRC 110 Folio 28.
- \_\_\_\_\_. Deed Book WAS 100 Folio 286.
- \_\_\_\_\_. Deed Book WAS 298 Folio 108.
- \_\_\_\_\_. Deed Book WAS 377 Folio 53.
- \_\_\_\_\_. Deed Book NDS 191 Folio 900.
- \_\_\_\_\_. Deed Book NDS 60 Folio 769.
- \_\_\_\_\_. Deed Book WLB 568 Folio 21.

Elkton. Register of Wills, Cecil County Courthouse, 129 East Main Street.

- \_\_\_\_\_. Will Book 11 Folio 233.
- \_\_\_\_\_. Will Book 70 Folio 521.
- \_\_\_\_\_. Will Book LDR 12 Folio 462.

Brand, Richard. Personal Interview. 17 April 2001.

Emerson, Wilson W. ed. *Plantation Life at Rose Hill: The Diaries of Martha Ogle Forman 1814-1845*. Wilmington, DE: The Historical Society of Delaware, 1976.

- \_\_\_\_\_. *Mt. Harmon Diaries of Sidney George Fisher 1837-1850*. Wilmington DE: The Historical Society of Delaware, 1976.



\_\_\_\_\_. *Diaries of Phoebe George Bradford 1832-1839*. Wilmington DE: Historical Society of Delaware, 1976.

Page, Robert, and Edward Page Jr. Personal Interview. 6-8 January 2001.

Wainwright, Nicholas B. ed. *A Philadelphia Perspective: The Diary of Sidney George Fisher Covering the Years 1834-1871*. Philadelphia: The Historical Society of Pennsylvania, 1967.

### Secondary Sources

Bevan, Edith Rossiter. "Gardens and Gardening in Early Maryland." *Maryland Historical Magazine* 45, no.3 (September 1950): 243-270.

Crownsville. Maryland Historical Trust, 100 Community Place.  
\_\_\_\_\_. National Register Nomination. Rose Hill. CE-27.

Cecil County Bicentennial Committee. *Cecil County in the Revolutionary War*. Elkton MD: Cecil County Bicentennial Committee, 1976.

Cecil County Historical Trust, Inc. *At the Head of the Bay: A Cultural and Architectural History of Cecil County, Maryland*. Crownsville MD: The Maryland Historical Trust Press, 1996.

Dandridge, Anne Spottswood, and E.P. Dismukes. *The Forman Genealogy*. Cleveland: The Forman-Bassett-Hatch Company, 1903.

Forman, Charles. *Three Revolutionary Soldiers: David Forman (1745-1797), Jonathan Forman (1755-1809), Thomas Marsh Forman (1758-1845)*. Cleveland OH: The Forman-Bassett-Hatch Company, 1902.

Forman, H. Chandlee. *Early Manor and Plantation Houses of Maryland*. 2<sup>nd</sup> Edition. Baltimore MD: Bodine and Associates Inc, 1982.

Forman, William Peter. *Records of the Descendants of John Forman, who Settled in Monmouth County, New Jersey, about the Year A.D. 1685*. Cleveland: Short & Forman, 1885.

Genealogical Society of Cecil County. *Land patents of Cecil County, Maryland*. Silver Spring MD: Family Line Publications, 1986.

Gifford, George Edmund. *Cecil County, Maryland, 1608-1850: As Seen by Some Visitors, and Several Essays on Local History*. Rising Sun MD: George E. Gifford Memorial Committee, Calvert School, 1974.



Demel, Scott. "Preservation, Historic Significance and a Theory of Architectural Additions: The Canon and its Consequences." Thesis: Columbia University, 1996.

Edwards, A Trystan. *Good and Bad Manners in Architecture*. London: P. Allen and Company, 1924.

Fram, Mark. *Well Preserved: The Ontario Heritage Foundation's Manual of Principles and Practice for Architectural Conservation*. Erin Ontario: Boston Mills Press, 1988.

Greer, Nora Richter. *Architecture Transformed: New Life for Old Buildings*. Gloucester MA: Rockport Publishers Inc, 1998.

Hearn, M.F. *The Architectural Theory of Viollet-le-Duc: Readings and Commentary*. Cambridge: MIT Press, 1990.

Lynch, Kevin. *What Time is this Place?* Cambridge: MIT Press, 1972.

Madsen, Stephan Tschudi. *Restoration and Anti-Restoration: A Study in English Restoration Philosophy*. Oslo: Universitetsforl, 1976.

John Milner Associates. *The Beaufort Preservation Manual*.

National Trust for Historic Preservation et al. *Old & New Architecture: Design Relationship*. Washington DC: Preservation Press, National Trust for Historic Preservation, 1980.

Prentice, Helaine Kaplan and Blair Prentice. *Rehab Right: How to Realize the Full Value of Your Old House*. Oakland CA: City of Oakland Planning Department, 1986.

Pye, David. *The Nature and Aesthetics of Design*. New York: Van Nostrand Reinhold, 1978.

Ruskin, John. *Seven Lamps of Architecture*. New York: Noonday Press, 1961.

Raburn, J Stanley. *Structural Analysis of Historic Buildings: Restoration, Preservation, and Adaptive Reuse Applications for Architects and Engineers*. New York: Wiley, 2000.

Stephen, George. *New Life for Old Houses*. Washington DC: Preservation Press, National Trust for Historic Preservation, 1989.

—. *Remodeling Old Houses Without Destroying Their Character*. New York: Alfred A. Knopf, 1972.



Viollet le Duc, Eugene Emmanuel. *On Restoration*. London: Sampson Low, Marston, Low, and Searle, 1875.

Weeks, Kay D., and Anne E. Grimmer. *The Secretary of the Interior's Standards for the Treatment of Historic Properties: With Guidelines for Preserving, Rehabilitating, Restoring & Reconstructing Historic Buildings*. Washington DC: U.S. Department of the Interior, National Park Service, Cultural Resource Stewardship and Partnerships, Heritage Preservation Services, 1995.

### Easements

Barrett, Thomas S and Stefan Nagel. *Model Conservation Easement and Historic Preservation Easement, 1996*. Washington DC: Land Trust Alliance, 1996.

Diehl, Janet and Thomas S Barrett et al. *The Conservation Easement Handbook*. Alexandria VA: Land Trust Exchange, 1988.

Dunn, Julianne Lauren. "Preservation Success and Demolition Disaster: A Comparison of Alden Park and the Mayfair House." MS Thesis, University of Pennsylvania, 2000.

Tobin, Erin Michelle. "Are Easements an Effective Preservation Incentive? An Evaluation of Façade Easement Program Management in Non-Profit Organizations," Thesis: University of Pennsylvania, 1999



## **Appendix II** **Index**

Addition to Chance, 22  
Armitage  
    Mr., 34  
Atwood  
    Mr., 31  
Bryan  
    Thomas Marsh Forman, 14, 16,  
        17  
Cassatt  
    Alexander, 18, 20, 40  
Cecilton, 1, 41  
Chance, 11, 19, 22, 23  
Chance Resurveyed, 22  
CoCA, 54, 60  
Darlow  
    Alfred Wilson, 18, 21, 52  
Eldasley  
    Parnell, 11, 19, 23  
Elkton, 9, 10, 40  
Fisher  
    Sidney George, 9, 15, 17, 23  
Forman  
    Ezekiel, 11, 12  
    Martha, 1, 9, 10, 12, 13, 14, 15,  
        16, 17, 19, 22, 23, 24, 25, 27,  
        29, 31, 32, 33, 35, 38, 39, 40,  
        41, 53  
Thomas Marsh, 1, 11, 12, 13, 14,  
    15, 16, 17, 19, 22, 26, 38, 39,  
    40  
Herman  
    Augustine, 4, 11  
Ice house, 35, 52, 53  
Marsh  
    Thomas, 11, 12  
Maryland Historical Trust, 18, 21,  
    52, 53, 54, 59, 60  
Middle Plantation, 11, 22  
Milner  
    John, 54  
Owczarek  
    Frank and Tannaz, 53  
Page  
    Edward, 18, 20, 25, 28, 33, 36, 41  
    Edward Jr, 18, 28, 32  
    Louis Rodman, 28  
    Robert, 18, 28, 31, 32, 41  
Pimlico Jockey Club, 13  
Port Deposit granite, 31, 33, 36, 37  
Secretary of the Interior's  
    Standards, 61, 64, 65  
slave quarter, 41  
Susquehannocks, 2, 3, 4  
Tockwoghs, 2, 3  
Wheeler's Point, 12, 22, 23, 26



### **Appendix III Chain of Title**

#### *Tract I: Wheeler's Point*

3 August 1658

Book Q Folio 246

Patent to

John Wheeler Sr.

As "...John Wheeler hath transported himself Catherine his wife Samuel John and Ann his children into this our Province here to inhabit..."  
Wheeler was granted a tract of land with the following description:

"East side of Chesapeake Bay and on the North side of a River in the said bay called Sassafras River Beginning at a point called Wheeler's Point at a marked oak running North West and by North up a branch called Wheeler's Creek for breadth 125 perches to a marked oak by a branch bounding on the West with the said branch and a line drawn North North East for length 320 perches on the North with a line drawn South East and by South until it fall into a branch running North and by East on the East with the said branch on the South with Wheeler's Creek containing and now laid out for 250 acres of land more or less...

17 July 1676

Deed Book 1 Folio 72

John Wheeler, Sr.

To

John Wheeler, Jr.

Following his wife's renunciation of him as her husband (recorded on folio 71) Wheeler passes the same piece of land to his son, also named John. The property is described as a "dwelling plantation."

20 March 1676

Deed Book 1 Folio 82

John Wheeler of Sassafras River in Cecil County, Planter

To

Nicholas Allome of Cecil County, Planter

John Wheeler Jr. parted with Wheeler's Point for 4000 pounds of "good sound merchantable tobacco." The property description remains the same.



After August 1695  
Nicholas Allome  
To  
Nicholas Milward

MSA - Original Wills Box A Folder 11

Allome dictated his will in August of 1695, being "sick and weak in body," leaving all of his real and personal property to his wife for the remainder of her life. She was specifically granted "the whole estate and to live quietly upon the plantation during her life..." Following her death, the inheritance passed to Nicholas Milward. William Freeman was requested to live on the property until Milward was of such an age to manage it himself.

Between 1695 and 11 June 1734  
Nicholas Milward  
To  
John Milward

There is no record of either Milward anywhere in Maryland; it is probable Nicholas died and had his estate probated in a different state. John Milward is likely the relative who inherited Nicholas's property.

11 June 1734

Deed Book 5 Folio 20

John Milward of Kent County, Planter  
To  
Thomas Ward of Cecil County, Planter

Wheeler's Point passes hands between these two planters for the consideration of 2000 pounds good sound merchantable tobacco and 100 bushels good sound winter wheat. The property description changes a small amount, and the tract is now somewhat smaller:

"...Wheeler's Point lying and being in Cecil County and on the East side of Chesapeake Bay and on the North side of a River in the said bay called Sassafras River Beginning at a point called Wheeler's Point to a marked oak running North West and by North up a branch called Wheeler's Creek for breadth 122 perches to a marked oak by a branch bounding on the West with the said branch and a line drawn North North East for length 320 perches in the North with a line drawn South East and by South until it fall into a branch running North and by East on the East with the said branch on the South with Wheeler's Creek by Estimation about 218 acres together with all houses edifices buildings..."



23 July 1737  
Wheeler's Point Resurvey  
Patent to  
Thomas Ward

Book EI 2 Folio 672

Ward had discovered some surplus and unclaimed land near his tract and petitioned the legislature for a resurvey and repatent. The end result was a lengthier but more traceable tract description:

"Beginning at a banded red oak tree standing on a point made by a small cover or bit of marsh coming out of Back Creek by a place called the Back Landing and turning thence South 14° West 50 perches to a point at the mouth of Back Creek then with the river and Wheeler's Creek and a branch there of three several courses then South 60° West 7 perches North 67° West 9 perches North 50° West 18 perches North 38° West 32 perches North 52° West 16 perches North 62° West 10 perches North 80° West 12 perches North 24° West 24 perches North 60° West 14 perches North North East 9 perches to a locust post set up at the head of a small branch where the second bounded tree did stand thence North North East 320 perches then South East by South 82 perches to the south side of a valley thence down the same valley South 30° West 44 perches thence down the same valley and a small branch binding there to the mouth of a small creek South 20° West 8 perches South 30 perches South 30° West 12 perches South 10° West 18 perches South 14° East 24 perches South 22° West 30 perches South 40° East 33 perches thence with a straight line down the creek to the place of beginning at the back sounding containing 250 acres of land more or less..."

23 March 1795

Deed Book 19 Folio 266

Thomas Ward formerly of Cecil County by now of Kentucky  
To  
Lambert Veazey of Kent County

Transferred for 495 pounds of the current money of Maryland:

"Wheeler's Point and whatever quantity of acres it may contain together with all and singular the houses buildings..."



*Tract II: Chance*

9 June 1675

Book 18 Folio 359

Patent to  
Henry Eldasley

"Beginning at a marked water oak standing up on a point by a little cove and being the westernmost bounded tree of a tract of land formerly taken up by John Wheeler running from the said oak back a little cove West North West 42 perches and unto a marked oak standing by the side Chance Branch bounding on the said oak by a line drawn North Easterly 339 perches bounding on the North by a line drawn South East running until it shall intersect the long line of the said Wheeler's Land bounding on the intersection and running back the said line South South West and unto the first bounded tree containing and now laid out for 200 acres more or less..."

After 7 March 1700  
Henry Eldasly  
To  
Parnell Eldasly

Will Book 11 Folio 45

In a will made while "sick and weak in body," Henry wills all of his estate to his wife, Parnell.

25 April 1701

Deed Book 2 Folio 1

Parnell Eldasly  
To  
"Joshua the son of my Daughter Elizabeth Laramore aged 4 years and 4 months..."

Out of "natural love and affection" Parnell deeds her grandson, among other things, "...the plantation I now dwell on, called by the name of Chance..."

James Rogers, Samuel Richardson, and Elizabeth Laramore were named as trustees with the property to be divided equally among them if Elizabeth's children should not survive.



18 April 1739

Deed Book 5 Folio 511

Richard Hind of the parish of St. Mary Magdalene Bermothsay in the county of Surry Mariner and Elizabeth his wife, and Robert Coulson of Shad Thames Waterman and Sarah his wife which said Elizabeth and Sarah were the only daughters of Samuel Richardson late of London Mariner deceased

To

Colonel John Ward of Cecil County Gentleman

The property apparently passed along to the trustees. Richardson's daughter's sold Chance to John Ward for 250 pounds lawful money of Britain.

After 13 March 1747

Will Book BB Folio 34

Colonel John Ward

To

Henry Ward

Henry was John's son. In his will, John Ward willed most of his property, including his real estate in other counties, to his son Peregrine. The remainder of his estate, real and personal, was put in trust to be held by his wife Mary and sons Peregrine and Henry for his grandsons, then split between them as they reached the age of 20. One of the named grandsons was John, Henry's son. Henry apparently managed his son's properties while John remained a minor.

17 September 1750

Book BY & GS 2 Folio 524

Chance Resurveyed

Patent to

Henry Ward

Ward discovered some vacant land near Chance and petitioned the legislature for a resurvey and repatent:

"Beginning at a small cedar standing very near the original beginning on a point and on the East side of a little cover or gulf, it being the westernmost boundary of a tract of land formerly taken by John Wheeler and from thence running across the said cove or gulf West North West 18 perches South 74 perches West 22 perches North 22° 30 minutes West 16 perches North for [ ]° West 12 perches North 44° West 14 perches North 4° West 46 perches North 12° West 44 perches North 26° West 23 perches North 40 perches then North 73° West 37 perches, then North East 184 perches then East South East 114 perches where it interposes with Wheeler's land aforesaid, then South South West to the place of



beginning here by enclosing the whole resurvey containing and laid out for 250 acres of land more or less.

9 April 1753  
Addition to Chance  
Patent to  
Henry Ward

Book Y & S 8 Folio 582

"Addition to Chance situate lying and being in Cecil County on the North side of Sassafras River and adjoining to a tract of land on the West called Middle Plantation and a tract on the East taken up by William Freeman and a Tract on the South called Chance. Beginning at a bounded poplar standing in the East South East of the aforesaid land called Chance now in the possession of the aforesaid Ward and in or near the given line of the aforesaid land called Middle Plantation where it crosses Chance is East South East and from thence running East South East 11 perches then North East 83 perches then North 48° West 3 perches and half perch then South 49° West 87 perches and half perch to the Beginning thereby closing this survey containing and laid out for 3 acres of land more or less..."

Before 1760  
Henry Ward  
To  
John Ward

John took over management of his properties upon reaching the majority age of 20. His father died prior to 1760 according to an inventory record of his estate, and after that time John was in full possession of the property.

30 September 1765  
Deed Book 10 Folio 378  
John Ward of Cecil County Maryland, Gentleman, son of Henry Ward  
To  
Thomas Marsh of Kent County Maryland, Gentleman

For the consideration of 1000 pounds sterling, Marsh purchased 250+/- of land adjoining his current Cecil County holding, Middle Plantation.



*Tract III: Middle Plantation*

10 January 1671

Book 16 Folio 432

Patent to  
Andrew Woodberry

“...a tract of land called Middle Plantation lying and being in Chesapeake Bay and on the Eastern side of said Bay in the County of Baltimore and on the bank of a River in the said Bay called Sassafras River Beginning at a marked poplar being one of the three poplars commonly called and known by the name of the three poplars and running along down a branch of the head of the pond creek North West for breadth 150 perches unto a marked gumm standing in the said branch bounding on the said gumm by a line drawn South West by a line drawn South East 150 perches bounding on the South East by a line drawn North East and unto the first bounded tree containing and now laid out for 300 acres more or less...”

Between 1671 and 1692-3

Andrew Woodberry  
To  
Marmaduke Symms of St. Mary’s County

There is no one with the name of Woodberry (or variation thereof) listed in any Maryland land or probate record. It is probable that Woodberry's estate was probated in another state, and the heir resold the property to Symms. Symms took possession by 20 March 1692-3, when he wills the 300 acres of Middle Plantation to his son James. There is no other record of Symms in any listing in Maryland.

20 March 1692-3

St. Mary’s County Wills

Marmaduke Symms of St. Mary’s County  
To  
James Symms of Charles County

Marmaduke died in March, leaving his property to his son James.



15 October 1701

Deed Book 2 Folio 21

James Symms of Charles County  
To  
Colonel John Thompson of Cecil County

For the sum of 80 pounds sterling, Colonel John Thompson buys Middle Plantation. Johnson's wife was Judith Herman, one of the daughters of Augustine Herman. The property description remains the same.

4 July 1702

Will Book 11 Folio 233

Colonel John Thompson  
To  
Augustine Thompson

The Colonel died in early July of 1702, leaving behind a will dated 10 December 1701, which left Middle Plantation to his son Augustine.

26 February 1738

Queen Anne County Will Book  
22 Folio 85

Augustine Thompson  
To  
Mary Marsh

Augustine died in 1738, leaving Middle Plantation and None So Good in Finland to his daughter Mary, who was married to Thomas Marsh. Thomas later sold None So Good in Finland but retained Middle Plantation.



*Rose Hill*

7 February 1782

Will Book TW 1 Folio 102

Thomas Marsh of Queen Anne County Maryland  
To  
Thomas Marsh Forman

When Marsh died, he bequeathed his entire estate, including lands in both Cecil and Queen Anne Counties to his daughter Augustine's son, Thomas. Forman's father, Ezekial Forman, was living on the Cecil County plantation when Marsh died. Thomas took up management of the estate by 1790. The estate that was passed along to Forman included Middle Plantation, Chance Resurveyed, and Addition to Chance. Forman later bought Wheeler's Point and added it to Rose Hill.

9 February 1799

Deed Book 21 Folio 410

John Cox the Younger of Cecil County Gentleman  
To  
Thomas Marsh Forman of Cecil County Gentleman

Forman owned a mortgage taken by Cox, and in exchange for forgiveness of part of the loan he accepted a tract of land known as Barbados. Cox was still to pay \$1762.34 to Forman. Barbados was granted by patent to William Rumsey 20 December 1739 and contained 180 acres more or less.

"...part of the said tract lying on the West side of a tract of land called Mournifield Journey sold to a certain Robert Mercer and divided from the residence of the said tract by a line drawn West by South from the upper end or Extend to the second line of Mournifield across the tract to Frisby's Wild Chase and also one moiety or half part of another tract of land situate in Cecil County called Jamaica patented 1 February 1703 to Thomas Kelton containing 252 acres of land more or less, conveyed to John Cox from William Rumsey.

20 March 1807

Deed Book JS 2 Folio 483

Lambert Veazey of Sassafras Neck Cecil County Maryland  
To  
Thomas Marsh Forman of the same place

For the consideration of \$4500, Forman purchased the lot of land known as Wheeler's Point, which was then added to the lots known as Middle



Plantation and Chance to form the Rose Hill estate as it was when it entered its period of highest significance.

12 April 1819

Deed Book JS 17 Folio 33

Anne Fisher of Philadelphia  
To  
Thomas Marsh Forman of Cecil County

There had been some dispute between Fisher and Forman over the dividing line of their properties, so to end the dispute for good and "establish a sure and convenient divisional line between their said lands" a line was resurveyed. To the west and south of the line laid Forman's land, to the east laid Fisher's. Forman bought the excess land from Fisher for the amount of \$1775. Anne Fisher was the mother of Sidney George Fisher, who would later become the famous diarist of Mount Harmon. The boundary in dispute in this case is between Mount Harmon and Rose Hill.

"Beginning at a Tadnay oak means the marsh and running thence North 80° and one half of a degree, West 37 perches and one fourth of a perch, thence North 67° West 18 perches thence North 11° West 15 perches and one third of a perch thence North 17° and three quarters of a degree West 134 perches and one third of a perch to a Locust post thence North 12° and three quarters of a degree West 151 perches to a white oak tree by Money's Branch and from thence the same course continued until it intersects the line of a tract of land called Sheffield then turning to the Tadney oak at the first beginning and running from thence South 2° West to the middle of the marsh thence Eastwardly with the middle of the marsh together with ..."

5 July 1845

Will Book B 9 Folio 307

Thomas Marsh Forman of Cecil County Maryland  
To  
Thomas Marsh Forman Bryan of Savannah Georgia

General Forman died in 1845, leaving his wife the right of entry and exclusive occupancy of their house at Rose Hill, as well as use of the garden and out buildings, a sufficient supply of firewood, and a yearly stipend of \$1800, in addition to the Federal pension she received as widow of a Revolutionary and War of 1812 veteran. To his favorite grandson, Bryan, son of his daughter Delia, Forman bequeathed all of his property, including Rose Hill. The will stipulates that Bryan legally



change his name to Thomas Marsh Forman in order to claim his inheritance.

The property left to Bryan was more extensive than what has been passed since. The description left by Forman in his will is as follows:

"I devise and bequeath to my grandson Thomas Marsh Forman Bryan my Rose Hill estate consisting of several tracts or parcels of land situate lying and being in Sassafras Neck in Cecil County and known by the names of Middle Plantation, Chance, Chance Resurveyed, Addition to Chance, Wheeler's Point, Wheeler's Point Resurveyed, or by whatsoever name or names the same may be known or called also a tract or parcel of land which I purchased of the late Mrs. Fisher and that piece or parcel of land which I received in exchange from John J Cox the whole containing together by estimate 800 acres of land more or less..."

9 December 1867

Deed Book HRT 3 Folio 132

Thomas Marsh Forman and Helen B Forman his wife of Savannah Georgia  
To  
Thomas Veazey Ward of Cecil County Maryland

Forman lost all he owned in the Civil War, being a Confederate from Savannah, and was forced to sell the property. This tract that Forman sold to Ward is the present day Rose Hill. Another 370 acres more or less was sold at the same time to George B. Hessey for \$25,010 and recorded in Deed Book HRT 3 Folio 139.

12 December 1872

Deed Book DS 6 Folio 528

Thomas Veazey Ward and Mary J Ward his wife of Cecil County Maryland  
To  
Their son, William Ward of Cecil County Maryland

For the consideration of \$5000, the property changes hands in the description that follows:

Beginning at a stone at the distance of ten chains and forty-five links from the public road into Groves Neck in the division fence between the tract of land known as "Rose Hill" and the tract known as "Sheffield;" and running thence with said division fence north nine degrees west to said public road; thence down said road, south eighty-seven degrees west thirty-two chains and thirty-eight links to a stone in the fence dividing the lands formerly conveyed by Thomas Marsh Forman to Thomas V. Ward from the land formerly conveyed by the Said Thomas Marsh Forman to a certain George Hessey; thence south two degrees east thirty-three chains fifty-four links to a stone in the orchard fence; thence south



eighty-two degrees west five chains along said orchard fence to the barn field fence; thence south seventy-four and one quarter degrees west nineteen chains and forty links along said barn field fence to a white oak tree' thence to a locust post in the middle of the old ice pond; thence south six chains across a dam to the lands formerly belonging to a certain Anthony Reybold where they join the Rose Hill Estate; thence, down the middle of the stream known as Cox's Creek, and which divides the Rose Hill lands on the west from the lands formerly owned by the said Anthony Reybold to the mouth of said creek' thence, with the Sassafras River, and bounded on the South thereby, to Forman's creek; thence, with the middle of Forman's Creek, which separates the Rose Hill Estate from the lands formerly belonging to a certain Sidney G Fisher known as Mt. Harmon, and from the tract known as Sheffield to a dam; and thence, by and with the lands of said tract known as Sheffield, to a stone at the place of beginning, containing four hundred acres of land, more or less.

26 October 1885

Deed Book JAD 10 Folio 338

Clinton McCullough, appointed Trustee of the Estate of William Ward

To

Andrew Woodall

In a dispute of equity between William Ward and Andrew Woodall, McCullough is appointed by the Circuit Court as the Trustee to sell Real Estate and the 400 acres of Rose Hill pass to Woodall for the consideration of \$13,000. The property description remains the same.

26 March 1907

Deed Book MD 8 Folio 180

Kent County Commissioners appointed in Kent County Equity Case 1595 to distribute lands of Andrew Woodall, deceased.

To

Andrew W Woodall

Folio 180 is a deed of division of the Estate of Andrew Woodall, deceased. The portion of the estate labeled "D" contains Rose Hill, and was conveyed to Andrew W Woodall. The property description remains the same.



29 July 1912

Deed Book CK 6 Folio 46

Alice I Woodall widow of Andrew W Woodall, deceased, of Kent County Maryland  
To  
John B Cooke of Philadelphia

Sold for the consideration of \$16,650.00. The property description  
remains the same.

24 December 1918

Deed Book WGP 3 Folio 57

John B Cooke of Philadelphia Pennsylvania  
To  
Helen N Cooke his wife, of Philadelphia Pennsylvania

The same property was transferred from husband to wife for the one  
dollar and "...other good and valuable consideration..."

27 July 1920

Deed Book HWL 1 Folio 506

John B Cooke and Helen Naudain Cooke his wife of Philadelphia Pennsylvania  
To  
Allison P Prettyman of Kent County Maryland

Prettyman paid ten dollars and other good and valuable consideration for  
the Rose Hill Estate. The other consideration was a personal mortgage  
taken from the Cookes.

2 December 1924

Deed Book HWL 14 Folio 204

Henry L Constable of Cecil County Maryland  
To  
Helen Naudain Cooke of Philadelphia Pennsylvania

Prettyman defaulted on his mortgage to the Cookes and Constable was  
empowered to sell Rose Hill at a public sale held 5 July 1924. Cooke re-  
acquired the property for \$10,500.



3 July 1926

Deed Book HWL 18 Folio 395

Helen Naudain Cooke of Philadelphia Pennsylvania  
To  
John B Cooke her husband of Philadelphia Pennsylvania

The exact same piece of property transferred from wife to husband for one dollar and other good and valuable consideration.

14 July 1926

Deed Book HWL 18 Folio 417

John B Cooke and Helen Naudain Cooke his wife of Philadelphia Pennsylvania  
To  
Eunice Stewart Burrell of Kent County Maryland

The Cookes ended their association with Rose Hill Farm with the sale of the property to Burrell for \$18,000. The property description remains the same.

27 February 1929

Deed Book SRA 5 Folio 564

Eunice Stewart Burrell and Orange B Burrell her husband of Cecil County Maryland  
To  
Louis R Page of Philadelphia Pennsylvania

“For five dollars and other good and valuable consideration this day paid...” The property description remains the same.

2 July 1929

Will Book 70 Folio 521

Louis K Page of Montgomery County Pennsylvania  
To  
Louis Rodman Page Jr. and Edward C Page executors and trustees, Annette Page Hacker all of Bryn Mawr Pennsylvania, and Mary Page Brown of Villa Nova Pennsylvania.

Louis K Page died on 2 July 1929, naming his two sons executors of his will. One-quarter of the estate was given to each child. The executors were empowered to sell the land at will by article six of the will.



26 April 1937

Deed Book WEB 6 Folio 265

Louis Rodman Page and Edward C Page, Executors and Trustees under the will of Louis K Page, deceased, the said Louis Rodman Page Jr., individually, and Katherine H K Page, his wife, of Bryn Mawr Pennsylvania, the said Edward C Page, individually, and Elizabeth G Page, his wife, of Bryn Mawr Pennsylvania, Anne Page Hacker, widow of Casper W Hacker, deceased, of Bryn Mawr, Pennsylvania, and Mary Page Brown and J Marechal Brown Jr., her husband, of Villa Nova, Pennsylvania

To

James B Eliason of Wilmington Delaware

Page's estate changes hands to Eliason for ten dollars and "other valuable consideration this day paid..." The property description remains the same.

28 June 1954

Deed Book RRC 110 Folio 28

James B Eliason and Gertrude L Eliason his wife of Wilmington Delaware

To

Alexander J Cassatt and Cassandra S Cassatt his wife of Philadelphia Pennsylvania

Cassatt purchases the farm for five dollars and other good and valuable consideration – namely a \$60,000 mortgage. The property description remains the same.

27 December 1960

Deed Book WAS 100 Folio 286

Alexander J Cassatt and Cassandra J Cassatt his wife

To

Alexander J Cassatt

Sold for five dollars and other good and valuable consideration. The property description remains the same.

5 October 1972

Deed Book WAS 298 Folio 108

Alexander J Cassatt

To

E Newbold Smith

Sold for \$700,000. The property description remains the same.



24 May 1977

Deed Book WAS 377 Folio 53

E Newbold Smith of Paoli Pennsylvania  
To  
Alfred W Darlow of Bridgewater New Jersey

Sold for five dollars and other good and valuable consideration. The property description remains the same.

26 May 1986

Will Book LDR 12 Folio 462

Alfred Wilson Darlow of Cecil County Maryland  
To  
Alexander P Rasin III, Personal Representative of the Estate of Alfred Wilson Darlow, deceased.

Darlow died on 26 May 1986, naming Rasin as the representative of his estate.

12 March 1987

Deed Book NDS 191 Folio 900

Alexander P Rasin III, Personal Representative of the Estate of Alfred Wilson Darlow, deceased  
To  
The Institute of Christian Economics, a Trust of the State of Illinois of Tyler, Texas

Darlow bequeathed three parcels of land including Rose Hill to the Institute of Christian Economics in his will. The actual consideration was zero dollars. The property description remains the same. The easement held by the Maryland Environmental Trust, the Maryland Historical Trust, the Chesapeake Bay Foundation and the Chester-Sassafras Foundation dated 1 December 1980 and recorded in Deed Book NDS 60 Folio 769 was transferred with this sale.



9 November 1995

Deed Book WLB 568 Folio 21

Robert Valiant Jones and Edward J Lopata, Trustees appointed by Circuit Court for Cecil County on 27 April 1995, Case 90422E

To

Rose Hill LC, a Maryland Limited Liability Company

Jones and Lopata were appointed for the sale of the property from the Institute of Christian Economics to Rose Hill LC, the current owner. The consideration was \$1,300,000 and the property description remains the same.

Current Owner Information:

Rose Hill LC

Dr. Frank Owczarek

1110 Berkley Road

Wilmington DE 19807

Current Property Address:

Rose Hill Farm

1110 Grove Neck Road

Earleville MD 21919



**Appendix IV**  
**Rent Rolls, Tax Assessments, Debt Books, and Early Census**

Rent Rolls

Volume 6 Folio 295

Wheeler's Point, John Wheeler, 250 acres

-170 held by Parnell Rogers

-80 held by William Freeman

-218 to Thomas Ward from John Milward 11 June 1734

Volume 6 Folio 300

Middle Plantation, Andrew Woodberry, 300 acres

Volume 6 Folio 301

Chance, Henry Eldasly, 200 acres

-To Parnell Rogers for Jos Laramore

-200 to Colonel John Ward from Richard Hind of UK Rober Coulson of UK 10 April 1739. As returned by Mr. Heath

-200 acres to Henry Ward from Colonel John Ward 6 December 1742 Deed of Gift

-Resurveyed to 250 acres for Henry Ward – Chance Resurveyed

-To Thomas Marsh

Volume 6 Folio 411

Wheeler's Point Resurveyed, Thomas Ward, 250 acres

Volume 6 Folio 423

Chance Resurveyed, Henry Ward, 250 acres

Volume 6 Folio 432

Addition to Chance, Henry Ward, 3 acres

-Tract to Thomas Marsh from John (of Henry) 3 September 1766



Early Tax Assessments

1760

Bohemia Manor Hundred  
Captain Thomas Marsh  
John Morgan  
10 Negros

1771

Bohemia Manor Hundred  
Ezekiel Forman  
John Morgan  
8 Negros

1774

Bohemia Manor Hundred  
Ezekiel Forman  
John Morgan  
7 Negros



## Assessment of 1783

### Wheeler's Point

Original survey, owned by Thomas Ward, 1 dwelling house, 3 outhouses, 100 acres arable land, 75 acres wooded, 175 acres total, valued at 306...5

### Chance Addition

Owned by Ezekiel Forman, 10 ¾ acres of orchard, good and bad soil, 224 acres arable land, 15 acres wooded, no meadows, 249 ¾ acres total, valued at 561...40

### Chance Pt.

Original survey, owned by James Louttit, old and broken soil, 34 acres arable, 31 acres wooded, no meadows, 65 acres total, valued at 146...5

### Middle Plantation

Owned by Ezekiel Forman, 3 outhouses, old and some bad soil, 238 ¼ acres arable land, 65 acres wooded, 303 ¼ total, valued at 602..6..8

### Ezekiel Forman

7 males 8-14 @175, 2 males 14-45 @ 14, 8 females 14-36 @ 480, 17 males and females under 8 @ 143, 2 males above 45, females above 36 @ 51.15, no plate, 18 horses @ 126, 30 black cattle @60, no mills, other property @ 40, 559 acres @ 1238.5, total value @2454, no white inhabitants

### Thomas Ward

1 male 1-14 @ 25 2 females 14-36 @ 120, 2 males and females under 8 @15, 4 males over 45, females over 36 @ 110, no plate, 9 horses @36, 12 black cattle @24, no mills, other property @38..15, 175 acres @ 306.5, total value @ 675, 7 white inhabitants

### James Louttit<sup>1</sup>

1 male 1-14 @ 25, 7 males 14-45 @ 490, 1 female 14-36 @60, 4 males and females under 8 @ 31, 5 infirm males over 45, females over 36 @ 50, 32 plate @ 13..6..8, 28 horses @ 168, 53 black cattle @ 106, no mills, other property @ 90...184, 1043 acres @ 2946...13, total value @ 3981, 4 white inhabitants.

---

<sup>1</sup> Louttit also owned Forlorn Hope (47 acres), Go Look (91 acres), Hog Pen Neck (136 acres), Mount Harmon (156 acres), Shillington (153 acres), Sheffield (390 acres), and Ward's Lott (5 acres). Louttit's father, of the same name, bought Mount Harmon around 1760. The younger James was a minor when his father died and willed all of his property to him in 1766, who in turn willed the land to his sister's husband, his first cousin Sidney George Jr., who would become the grandfather of Mount Harmon diarist Sidney George Fisher. Sheffield is also known as the Quarter Farm, and until the Mount Harmon slaves were freed by Fisher's mother it was the slave quarter for the Mount Harmon plantation. W. Emerson Wilson, *Mt Harmon Diaries of Sidney George Fisher*, p. i-xiv.



## Debt Books

### Thomas Marsh – Middle Plantation

1739  
1749  
1754  
1755  
1756  
1757  
1758  
1761  
1766

### William Freeman – Wheeler's Point

1734  
1739  
1749  
1754  
1760

### Henry Ward – Chance Resurveyed, Addition to Chance

1734  
1749  
1754  
1755  
1756  
1757  
1758  
1760  
1761



## Census Records

1790

Bohemia Hundred

Head of Household – Thomas Marsh Forman

2 white males 16+

1 white male <16

4 white females

48 slaves

1800

Bohemia Hundred

Head of Household – Thomas Marsh Forman

1 male < 10

1 male 10-16

1 male 16-26

2 males 26-45

1 female 10-16

1 female 16-26

2 female 26-45

32 slaves



## **Appendix V**

### **Reference Images**

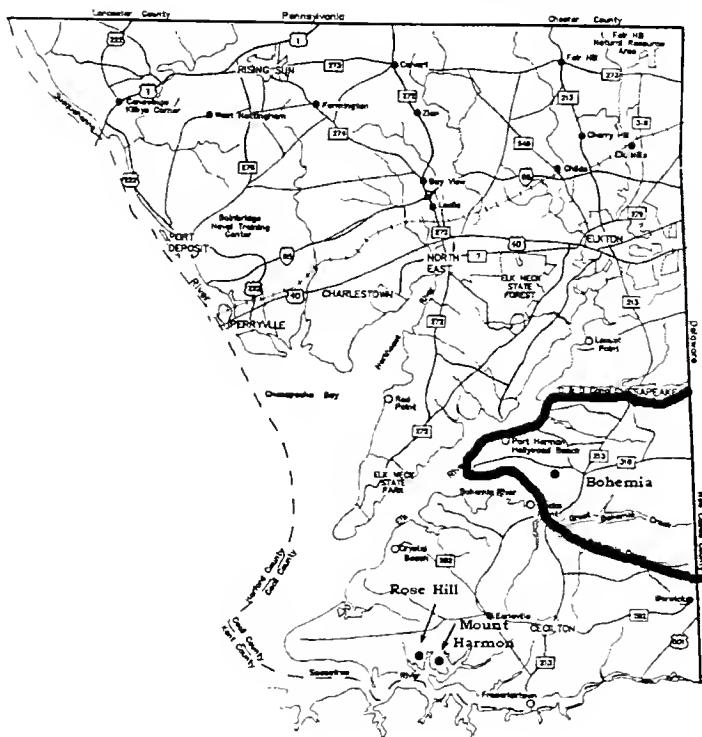


Figure 1  
Cecil County  
Rose Hill, Bohemia, and Mount Harmon marked for reference



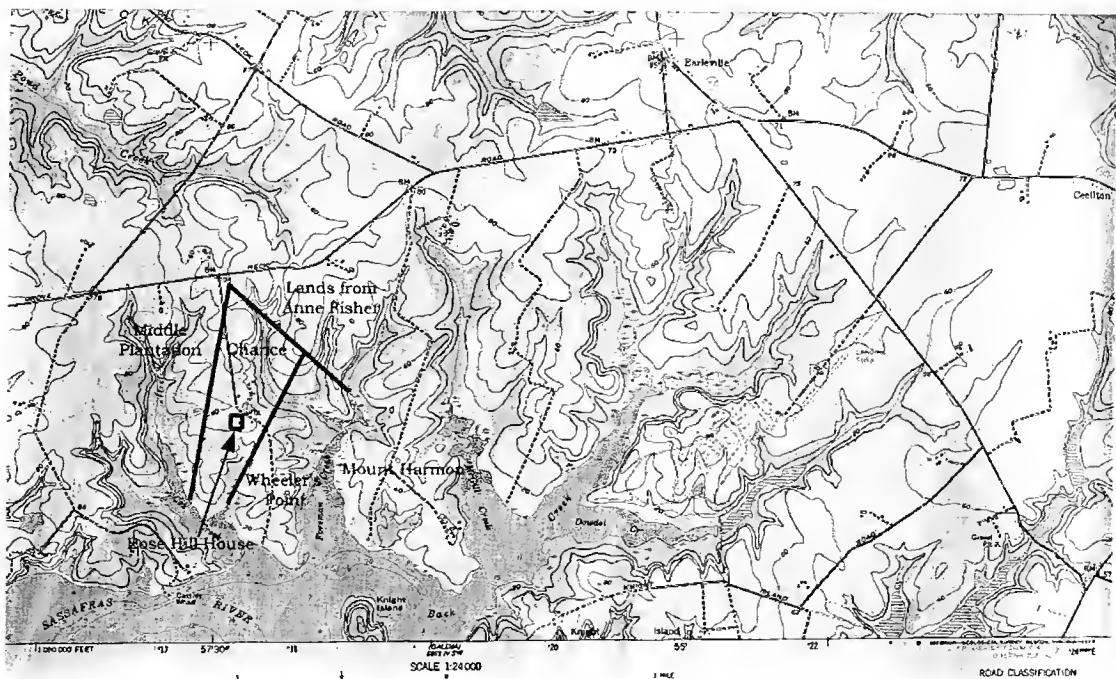


Figure 2  
Area Map with approximate Land Patent locations



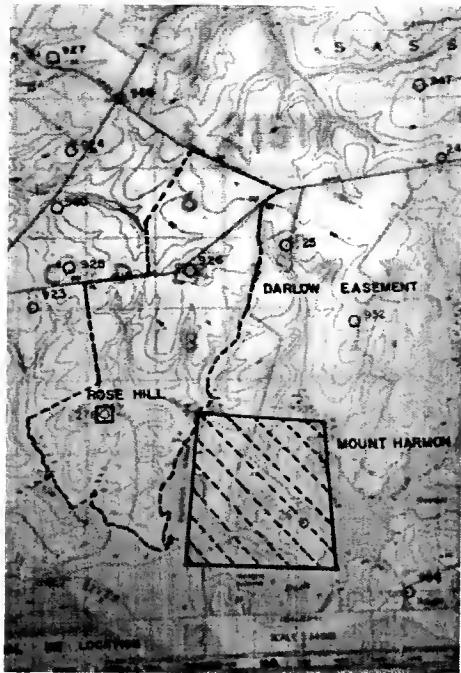


Figure 3

Easement Map

Outlined portion includes Rose Hill and Sheffield Farm

Maryland Historical Trust

Rose Hill File

CE-27





Figure 4  
View of Rose Hill from the Point



Figure 5  
View South toward Point from the House





Figure 6  
View of Seventeenth Century Building from the South



Figure 7  
View of 1837 Addition from the South





Figure 8  
Outbuildings East of Main House



## Appendix VI Historic Images



Figure 1  
Wheeler's Point Survey, 1739.  
Maryland State Archives.  
Patent Certificate #1045.



Figure 2  
Rose Hill about 1840.  
Lockwood, Alice. *Gardens of Colony and State*. P. 171.





Figure 3  
Rose Hill prior to 1928-1937.  
Emerson, Wilson W. ed. *Plantation Life at Rose Hill: The Diaries of Martha Ogle Forman 1814-1845*. Frontspiece.



Figure 4  
Rose Hill around 1932.  
Lockwood, Alice. *Gardens of Colony and State*. P. 171.





Figure 5  
View from the Southwest, 1935.  
VF – Cecil County – Houses  
(Cecilton) Rose Hill  
Façade 2, c.1935  
The Maryland Historical Society, Baltimore, Maryland



Figure 6  
Outbuildings, 1935.  
VF – Cecil County – Houses  
(Cecilton) Rose Hill  
Outbuildings, c.1935  
The Maryland Historical Society, Baltimore, Maryland





Figure 7  
View from the Southeast, 1935.  
VF – Cecil County – Houses  
(Cecilton) Rose Hill  
Façade 3, c.1935  
The Maryland Historical Society, Baltimore, Maryland



Figure 8  
View from the Southwest, 1935.  
VF – Cecil County – Houses  
(Cecilton) Rose Hill  
Façade 1, c.1935  
The Maryland Historical Society, Baltimore, Maryland





Figure 9  
Rose Hill sometime after 1935  
Forman, Henry Chandlee. *Early Manor and Plantation Houses of Maryland*. P. 237.



Figure 10  
Rose Hill sometime after 1935  
Forman, Henry Chandlee. *Early Manor and Plantation Houses of Maryland*. P. 237.





Figure 11  
Rose Hill sometime 1957-1976.  
Emerson, Wilson W. ed. *Plantation Life at Rose Hill: The Diaries of Martha Ogle Forman 1814-1845*. Btwn pgs 244-245.

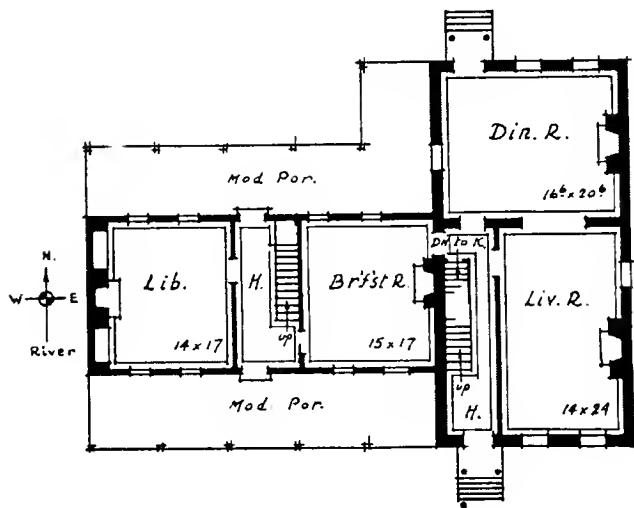


Figure 12  
Floor plan around 1934.  
Forman, Henry Chandlee. *Early Manor and Plantation Houses of Maryland*. P. 237.



THE BOX GARDEN AT ROSE HILL

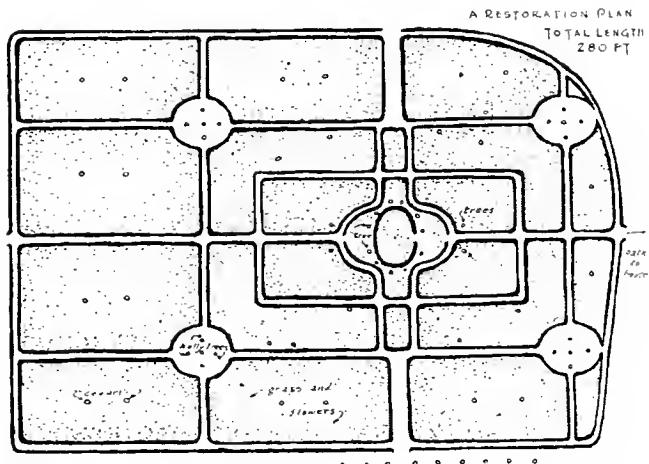


Figure 13

Reconstruction Plan of Boxwood Garden

Forman, Henry Chandlee. *Early Manor and Plantation Houses of Maryland*. P. 237.



Figure 14

Remains of the Boxwood Garden, around 1934

Lockwood, Alice. *Gardens of Colony and State*. P. 170.





Figure 15  
Remnants of the Spanish Chestnuts along the drive, around 1934.  
Lockwood, Alice. Gardens of Colony and State. P. 171.



Figure 16  
Martha Forman, photograph taken after the death of her husband.  
Emerson, Wilson W. ed. *Plantation Life at Rose Hill: The Diaries of Martha Ogle Forman 1814-1845*. Btwn pgs 212-213.





Figure 17

Thomas Marsh Forman, drawing made before his marriage to Martha.  
Emerson, Wilson W. ed. *Plantation Life at Rose Hill: The Diaries of Martha Ogle Forman 1814-1845*. Btwn pgs 212-213.



Figure 18

Thomas Marsh Forman  
Forman, Charles. *Three Revolutionary Soldiers: David Forman (1745-1797), Jonathan Forman (1755-1809), Thomas Marsh Forman (1758-1845)*. P. 24.



MOS 60 PAGE 769

DEED OF EASEMENT

THIS DEED OF EASEMENT, made this 1<sup>st</sup> day of December,  
by and between ALFRED WILSON DARLOW, hereinafter called the Grantor,  
the MARYLAND ENVIRONMENTAL TRUST, THE MARYLAND HISTORICAL TRUST, THE  
SAPEAKE BAY FOUNDATION, and THE CHESTER-SASSAFRAS FOUNDATION, hereinafter  
collectively called the Grantee.

DEC 19-80 \* 25993 \*\*\*\*51  
DEC 19-80 A #25993 \*\*\*\*51

WITNESSETH:

WHEREAS, the Maryland Environmental Trust is charitable in nature and is  
created and exists pursuant to Subtitle 2 of Title 3 of the Natural Resources  
Article, Annotated Code of Maryland (1974 Volume as amended), to conserve  
the natural and scenic qualities of the environment; and

WHEREAS, the Maryland Historical Trust is charitable in nature and was  
created and exists pursuant to Article 41, Section 181A of the Annotated  
Code of Maryland (1974 Volume, as amended) for the purpose generally of  
preserving and maintaining historical, aesthetic and cultural properties; and

WHEREAS, the Chesapeake Bay Foundation is a non-profit organization  
formed for the purpose, inter alia, of preserving in their present state, land-  
aving ecological significance; and

WHEREAS, the Chester-Sassafras Foundation is organized exclusively for  
charitable and educational purposes within the meaning of Section 501(c) (3)  
of the Internal Revenue Code of 1954, as amended, to carry out the same  
purposes as the Maryland Environmental Trust, including but not limited to,  
conserving the natural, man-made and cultural environment; and

WHEREAS, the Grantor is the owner in fee simple of certain real property,  
hereinafter described, situated in the First Election District of Cecil County  
Maryland; and



REC'D 60 PAGE 770

AS, such property has scenic, economic, natural, historical, and ecological value in its present state as a natural and rural area which has not been subject to development; and

AS, such property contains Foreman's Creek, a small shrub swamp land described in the "Maryland Uplands Natural Areas Study" (1976); and

EAS, the Rose Hill residence dates back to the late Eighteenth century and was put on the National Register of Historical Places on November 5, 1976, is the subject of the book: "Plantation Life at Rose Hill: The Story of Martha Ogle Forman 1814-1845;" and

EAS, the Grantor is willing to grant a perpetual Conservation Easement over such property, thereby restricting and controlling the use of the land, streams, contiguous water area, and historic features of such property, on the terms and conditions and for the purposes hereinafter set forth, and the Grantee is willing to accept such Easement; and

WHEREAS, the Grantor and the Grantee recognize the historic, scenic, natural, cultural, and aesthetic value of the property in its present agricultural use and have, subject to conveyance of a Conservation Easement to the Grantee, a common purpose of conserving the natural, historical, and cultural values of said property, preserving the present agricultural and woodland character and preventing the use or impairment of said property for any purpose or in any manner which would conflict with the maintenance of said property in its scenic, historic, cultural, natural, woodland, and wetland condition; and

WHEREAS, the Grantee is authorized to accept, hold, and administer Conservation and Preservation Easements, and possesses the authority to accept Conservation and Preservation Easement under the terms and conditions hereinafter described; and

NOW, THEREFORE, as an absolute gift of no monetary consideration (\$0.00) in consideration of the mutual covenants, terms, conditions, and restrictions hereinafter set forth, the Grantor hereby grants and conveys unto Grantee and its successors and assigns forever and in perpetuity an interest and



ion and Preservation Easement of the nature and character and to the  
hereinafter set forth, in respect to the lands of the Grantor situated  
in the First Election District of Cecil County, Maryland, and more particularly  
Sheffield Farm and Rose Hill Farm more particularly described as

Cecil I (Sheffield Farm): All that land conveyed to  
Fred Wilson Darlow by Irene H. Anderson on October 27,  
7 and recorded among the Land Records of Cecil County  
Liber N.DS.7, Folio 737, containing 452.67 acres more  
less.

Cecil II (Rose Hill Farm): All that land conveyed to  
Fred W. Darlow by E. Newbold Smith on May 24, 1977 and  
recorded among the Land Records of Cecil County in Liber  
A.S. No. 377, Folio 53, containing 400 acres more or  
less.

gather with all and singular the buildings, improvements,  
rights, ways, waters, easements, privileges and appurtenances  
hereunto belonging or in anywise appertaining.

Exhibit A hereto consists of /3 pages and includes in Page 1 a  
map (which is recorded with this Deed of Easement) describing the  
sites, photographs and other things that are part of the Exhibit and  
are filed at the office of the Maryland Historical Trust which are not  
recorded herewith but are nonetheless as fully and completely incorporated  
in this Deed of Easement as though recorded herewith.

The purpose of this easement is to preserve the natural and historic  
environment of "Rose Hill Farm" and "Sheffield Farm" and the open space  
areas of the property and contiguous water areas, and to maintain its  
cultural, woodland, wetland, beachfront, historical and cultural character.  
To achieve this objective, the terms, conditions, and restrictions of this  
Conservation and Preservation Easement are hereinafter set forth.

1. This Conservation and Preservation Easement shall be perpetual.  
It is an easement in gross and as such is inheritable and assignable  
and runs with the land as an incorporeal interest in the property  
enforceable with respect to the property by the Grantee, against the  
Grantor and his personal representatives, heirs, successors, and  
assigns.



cept as otherwise provided herein, no industrial or commercial activities, with the exception of farming, forestry, and activities that can be conducted from the existing residential or farm buildings shall be conducted on the property. Sales of farm products by the owner to the public shall be a permitted use.

cept as related to farming, and as otherwise provided herein, no billboard or advertising material shall be erected on the property, except as may be necessary for the agricultural and forestry uses of the property, there shall be no dumping of trash, garbage or waste. There shall be no dumping or filling in of any marsh or wetland except as may be permitted by applicable laws for the purposes of combatting erosion or gaining access to navigable water.

Excavation, dredging, mining and removal of loam, gravel, soil, rock, sand, coal, petroleum and other materials are prohibited, except for:

- (a) Application of good farming and forestry practices; and
- (b) Maintenance of existing accesses; and
- (c) Construction of structures permitted within the provisions of this Deed of Easement; and
- (d) Construction and maintenance of farm accesses and accesses to structures permitted within the provisions of this Deed of Easement; accesses shall be designed and constructed to cause a minimum of interference with the existing topography, drainage, vegetation, wildlife, and conservation purposes of the property; accesses to structures constructed in accordance with Paragraph 9 herein will be subject to the written approval of the Maryland Environmental Trust.

Removal, destruction, and cutting of trees, shrubs, or other vegetation is prohibited except for:

- (a) Application of good husbandry practices including the prevention or treatment of disease; or
- (b) Furtherance and perpetuation of the agricultural, horticultural, silvicultural, and naturalistic uses of the property; or



- (o) Clearing for the location of the structures permitted within the provisions of this Deed of Easement; or
- (d) Reasonable maintenance of existing accesses and the construction and maintenance of accesses permitted within the provisions of this Deed of Easement; or
- (e) The use of firewood on the property.

All forest management activities shall be in accordance with sound forestry guidelines promulgated by the Society of American Foresters for natural forests and plantations and, to the extent possible, in cooperation with a Registered Professional Forester in the State of Maryland.

7. Except as herein provided, there shall be no activities or uses detrimental or adverse to water conservation, erosion control, soil conservation and, subject to the primary uses of farming and forestry, the preservation of wildlife habitat.
8. No building, facility or other structure shall be erected or constructed on the property, unless:

- (a) Such structure is a new structure which is designed, constructed and utilized in connection with the continued agricultural, horticultural, silvicultural and naturalistic uses of the property; or
- (b) Such structure is a new structure constructed in accordance with Paragraph 9 or 10 herein; or
- (c) Such structure is in the form of a structural modification as provided in Paragraph 12(c).

All structures permitted in Paragraph 8 herein shall be constructed and located so as not to disturb or alter in any manner the wetland and waterfront bordering the Sassafras River, Foreman Creek and Cox Creek and shall be constructed and located to cause a minimum of interference with existing topography, drainage, vegetation, wildlife and conservation purposes of this easement.



or reserves the right for one named educational facility, or conference center pursuant to the standards contained hereinbelow. The Grantor may exercise this right by designating a beneficiary of this right in his Will or at some other time, provided however that the Grantor shall notify the Maryland Environmental Trust of the beneficiary. The right to construct one educational facility or conference center is limited to the named beneficiary and is not assignable or transferable, and if the Grantor fails to designate a beneficiary of the right or if the named beneficiary fails to construct one educational facility or conference center during the duration of the beneficiary's ownership of the property, then the right to construct one educational facility or conference center ceases:

The construction and location of all new permanent structures and land use related to the administrative, social, domestic, and recreational functions of the facility shall be contained within the 19.992 acre parcel shown on the attached plat prepared by William R. Nuttle on September, 1980, designated as Exhibit B, and more particularly described herein:

Beginning for the same at a point in the center of a paved lane leading from Grove Neck Road to "Rose Hill", said point being S 86°29'10"E-345.14', measured along the south side of Grove Neck Road (50' wide), and S 03°24'W-2918.75', measured along the centerline of said lane, from the northwest corner of the lands of Alfred W. Darlow and the northeast corner of the lands of Robert G. Miller; and running, thence, by and with a new division line between the herein described lands and other lands of Darlow the fourteen following courses and distances: (1) S 86°10'20"E-382.20' to an iron pipe, (2) S 01°05'50"W-262.92' to an iron pipe, (3) S 27°22'30"W-418.81' to an iron pipe, (4) H39°19'40"W-298.08' to an iron pipe, (5) H 87°11'50"W-358.83' to an iron pipe, (6) S 05°18'40"W-378.73' to an iron pipe, (7) S 67°44'50"W-218.51' to an iron pipe, (8) S 02°32'20"W-162.50' to an iron pipe, (9) S 87°45'20"E-262.87' to an iron pipe, (10) S 08°35'20"W-670.84' to an iron pipe, (11) N 81°24'40"W-328.39' to a point, (12) H 03°49'40"E-1706.66' to a point, (13) S 86°10'20"E-642.80' to an iron pipe, and (14) S 86°10'20"E-15.00' to the place of beginning. Containing in all 19.992 acres of land, more or less.

The number of structures and accesses, and the location, exterior design appearance, height, and bulk of each structure and access constructed within the 19.992 acre parcel shall be subject to the written approval of the Maryland Environmental Trust; this right of review and approval by the Maryland Environmental Trust shall pertain only to matters of aesthetic, ecological, and environmental consequence to the property and any disapproval or rejection must be accompanied by a written justification with specific reasons given. If the Maryland Environmental Trust has not definitively responded to the Grantors request



for review and approval within twenty (20) working days, approval of such request may be assumed.

- (b) The location of the 19.992 acre parcel may be changed by the joint consent of the named beneficiary and the Maryland Environmental Trust; the location of any new site shall be surveyed and delineated by a registered surveyor and shall be located so as not to interfere with the scenic vistas to and from the historic house "Rose Hill"; so as not to disturb or alter in any manner the wetland and waterfront land bordering the Sassafras River, Foreman Creek and Cox Creek; and so not to interfere with the agricultural and silvicultural activities on the land.
- (c) The educational facility or conference center shall be constructed to accommodate no more than one hundred (100) persons at one time for day use and overnight programs; the facility shall have no permanent residences except as permitted by the terms of this Deed of Easement.
- (d) Surface areas used for the educational facility or conference center shall include as little paved and impervious surface as possible, particularly for roads, paths and parking facilities. Parking facilities shall be constructed to contain no more than fifty (50) permanent parking spaces with additional emergency parking provided on grass, Grass Block, or other suitable pervious parking surfaces.
- (e) One overall master plan for the educational facility or conference center shall be submitted at one time to the Maryland Environmental Trust and shall be subject to its review and written approval; whose approval shall not be unreasonably withheld and must be given before any construction or excavation may occur. The Maryland Environmental Trust shall review and respond definitively to the proposed master plan within twenty (20) working days of its receipt, or approval of the master plan may be assumed. Construction from this master plan may proceed in stages and the master plan itself may be revised and altered at a later date subject to the written approval of the Maryland Environmental Trust.



(f) Any replacement, improvements, or alterations of permitted structures within the 19.992 acres shall be subject to the approval of the Maryland Environmental Trust; the Maryland Environmental Trust shall approve or deny all such requests by Grantor and assigns within twenty (20) working days or approval of the request may be assumed.

(g) The site plan for the educational facility's structures and operations shall conform to the purposes, terms and restrictions of the Conservation and Preservation Easement.

Grantor, his personal representatives, heirs, successors, and assigns reserve the right to build up to five (5) additional single family residences and accesses thereto to be used by the persons involved in the farming, forestry, agricultural and historical uses of the property and, if applicable, for use by the staff of the educational facility or conference center. Such structures shall not disturb or alter in any manner the wetland and waterfront land bordering the Sassafras River, Foreman Creek and Cox Creek and shall not interfere with the existing topography, drainage, vegetation, wildlife and conservation purposes of the property; the location, exterior design, appearance, height, and bulk of each structure shall be subject to the written approval of the Maryland Environmental Trust. Without the express written permission of the Director of the Maryland Historical Trust (hereinafter the "Officer"), no other activities shall be undertaken or permitted to be undertaken on the historic structures on the property commonly known as the Ice house and the main house known as Rose Hill, which are depicted and designated in Exhibit A, to affect their exterior and interior, provided, however, that the maintenance, reconstruction, repair, repainting, or refinishing of any said exterior or interior damage to which is a result of casualty loss, deterioration, or wear and tear shall be permitted without such written permission of the Officer provided that such maintenance, reconstruction, repair, repainting, or refinishing is performed in a manner which will not alter the appearance thereof as they are as of this date. The terms exterior



exterior, and interior, including the kind and texture of building materials and the type and style of all windows, doors, light fixtures, signs, and other similar features. The Maryland Historical Trust shall act definitively upon all requests within twenty (20) working days or approval of the request may be assumed. The Grantor agrees for himself his personal representatives, heirs, successors, and assigns, to maintain the buildings described in Exhibit A in good, clean, and safe condition and shall maintain, repair, and administer them to preserve their historical, aesthetic and cultural character and appearance as described and depicted in Exhibit A.

12. Notwithstanding anything contained in Paragraphs 1,2,3,4,5,6,7,8,9, 10, and 11 herein the Grantor expressly reserves to himself, his personal representatives, heirs, successors and assigns the right to:

- (a) Continue the agricultural, forestry and naturalistic uses of the property.
- (b) Continue to hunt, fish or trap on the property subject to relevant laws.

- (c) Construct, improve, repair, restore, alter, remodel, or replace the existing and permitted structures, with the exception of the historic structures on the property commonly known as the ice house, and the main residence, more particularly known as Rose Hill, which are designated and depicted in Exhibit A, with structures of similar purpose, size, bulk, height, and floor area, provided that changes are compatible with the conservation purposes of the property and in accordance with Paragraphs 8,9, 10, and 11 herein.
- (d) Continue the use of the property for all purposes not inconsistent with this Conservation Easement.

13. The granting of this Conservation Easement does not grant the public the right to enter the property for any purpose whatsoever.

14. The parties agree that monetary damages would not be adequate remedy for breach of any of the terms, conditions and restrictions herein contained, and, therefore, in the event that the Grantor, his personal representatives, heirs, successors, or assigns, violate



INDS 60 PAGE 778

ch any of such terms, conditions and restrictions herein contained, ntee, its successors, or assigns, may institute a suit to enjoin by e, temporary and/or permanent injunction such violations and to the restoration of the property to its prior condition. The Grantee, successors, and assigns by any prior failure to act do not waive or the right to take action as may be necessary to insure compliance ie terms, conditions and purposes of this Conservation and vation Easement.

antee, its successors and assigns, has the right, with reasonable , to enter the property at all times for the purpose of inspecting property to determine whether the Grantor, or his personal represent- i, heirs, successors, or assigns, are complying with the terms, tions and restrictions of the Conservation and Preservation Easement. the intention of the parties hereto that this Conservation and rvation Easement, which is by nature and character negative in that the or has restricted and limited his right to use the subject property r than granted any affirmative rights to the Grantee except as other- set forth herein, be construed at all times and by all parties to stuate their terms, conditions and purposes. The Maryland Environmental t may assign its rights under this easement to any state or federal cy charged with the responsibility of conservation of natural or farm s, or to any non-profit, tax-exempt organization engaged in promoting ervation of farm or natural areas, and if such assignee shall be oolved or shall abandon this easement or the rights and duties of rcentment herein set forth, or if proceedings are instituted for condem- ion of this easement, the easement and rights of enforcement shall revert the Grantee.

Grantor agrees for himself, his personal representatives, heirs, ccessors, and assigns to send in writing to the Grantee the names and resses of any party to whom the property is to be transferred at the time id transfer is executed.



The Grantee agrees to hold this Easement exclusively for conservation purposes, i.e., it will not transfer the easement in exchange for money, other property, or services.

Notice - Any notice required to be given by this easement shall be in writing and may be given by certified or registered mail, with postage prepaid and return receipt requested, addressed to each party as follows:

If to the Grantor: Mr. Alfred W. Darlow  
Rose Hill Farm  
Grove Neck Road  
Earleville, Maryland 21919

or if to the Grantee: The Executive Director  
Maryland Environmental Trust  
501 St. Paul Place, Suite 1401  
Baltimore, Maryland 21202

and, Director  
Maryland Historical Trust  
21 State Circle  
Annapolis, Maryland 21401

and, Director  
The Chesapeake Bay Foundation  
162 Prince George Street  
The Church  
Annapolis, Maryland 21401

and, President  
The Chester-Sassafras Foundation  
Route 3, Box 160  
Chestertown, Maryland 21620

or such party at such other address as Grantee may from time to time designate by notice to the Grantor. Any notice given in the foregoing manner shall be deemed to have been given upon receipt thereof.

TO HAVE AND TO HOLD unto the Maryland Environmental Trust, the Maryland Historical Trust, the Chester-Sassafras Foundation and the Chesapeake Bay Foundation, their successors and assigns, forever. The covenants agreed to and the terms, conditions, restrictions and purposes imposed as aforesaid shall not only be binding upon the Grantor, but also his agents, personal representatives, heirs, assigns, and all other successors to him in interest and shall continue as a servitude running in perpetuity with the above described land.



I WITNESS WHEREOF, the Grantor and Grantees have hereunto set their seals in the day and the year above written.

John P. Lassiter By: Alfred Wilson Darlow (SEAL)  
Alfred Wilson Darlow

HEREBY CERTIFY, that on this 1st day of December 1980,  
the subscriber, a Notary Public of the State and County aforesaid,  
appeared Alfred Wilson Darlow, known to me to be the person  
is subscribed to the within instrument and acknowledged that  
acted the same for the purpose therein contained and in my presence  
and sealed the same.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.



Elizabeth L. Rollison  
Notary Public

My Commission expires July 1, 1982

ACCEPT:

Maryland Environmental Trust

John P. Miller By: K. King Burnett 11/11/80  
K. King Burnett, Chairman, Board of  
Trustees

Maryland Historical Trust

John P. Miller By: Orwin C. Talbott 11/11/80  
Orwin C. Talbott, Director

Chester-Sassafras Foundation

Michael Miller By: Michael Miller  
Michael Miller, President

The Chesapeake Bay Foundation

David B. McGrath By: David B. McGrath 11/11/80  
David B. McGrath, Director  
I have as to legal form and sufficiency this 12<sup>th</sup> day of November, 1980.



SCHEDULE OF EXHIBIT A

Schedule

Site Plan

North Elevation

Detail, Kitchen Wing, North Elevation

Detail, Kitchen Wing, South Elevation

South Elevation

Ice House

Detail, door of Ice House

Dining Room

Living Room mantle

Stairway and Hall

Inventory of Existing Structures

Copy of Aerial Photograph

FARM  
ITY

EXHIBIT NO. A, Page 1 of 13

Schedule of Exhibit A.

SCALE:

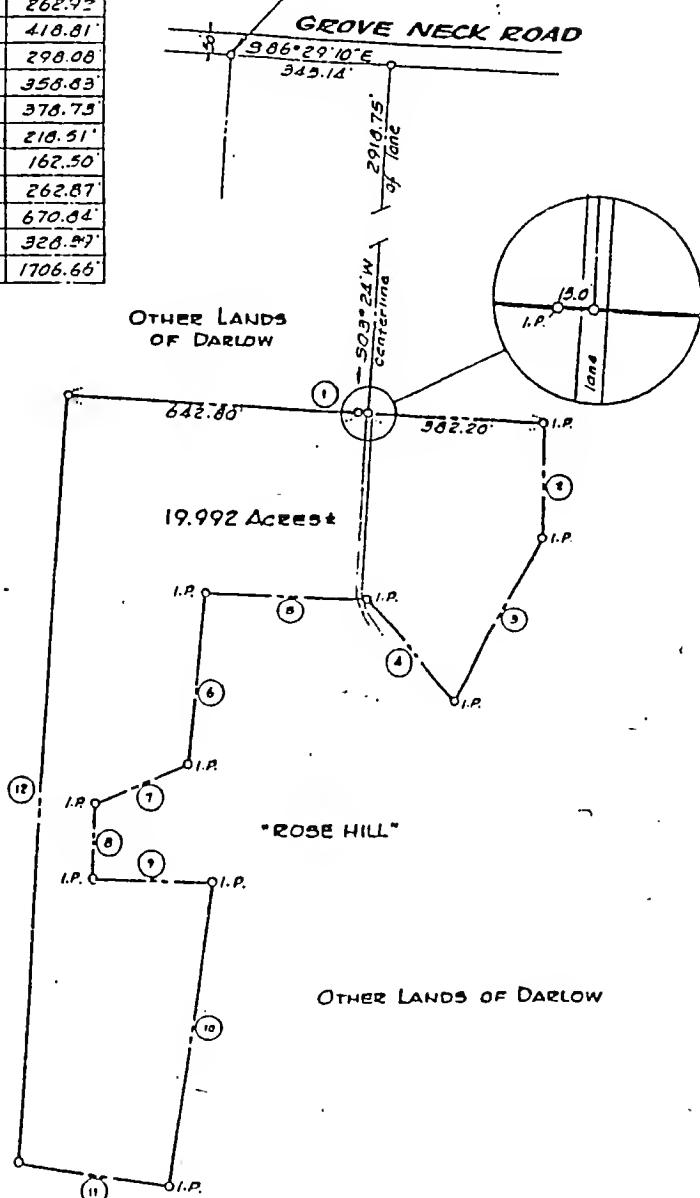
PREPARED: 10/80 JEF  
MARYLAND HISTORICAL TRUST

NORTH



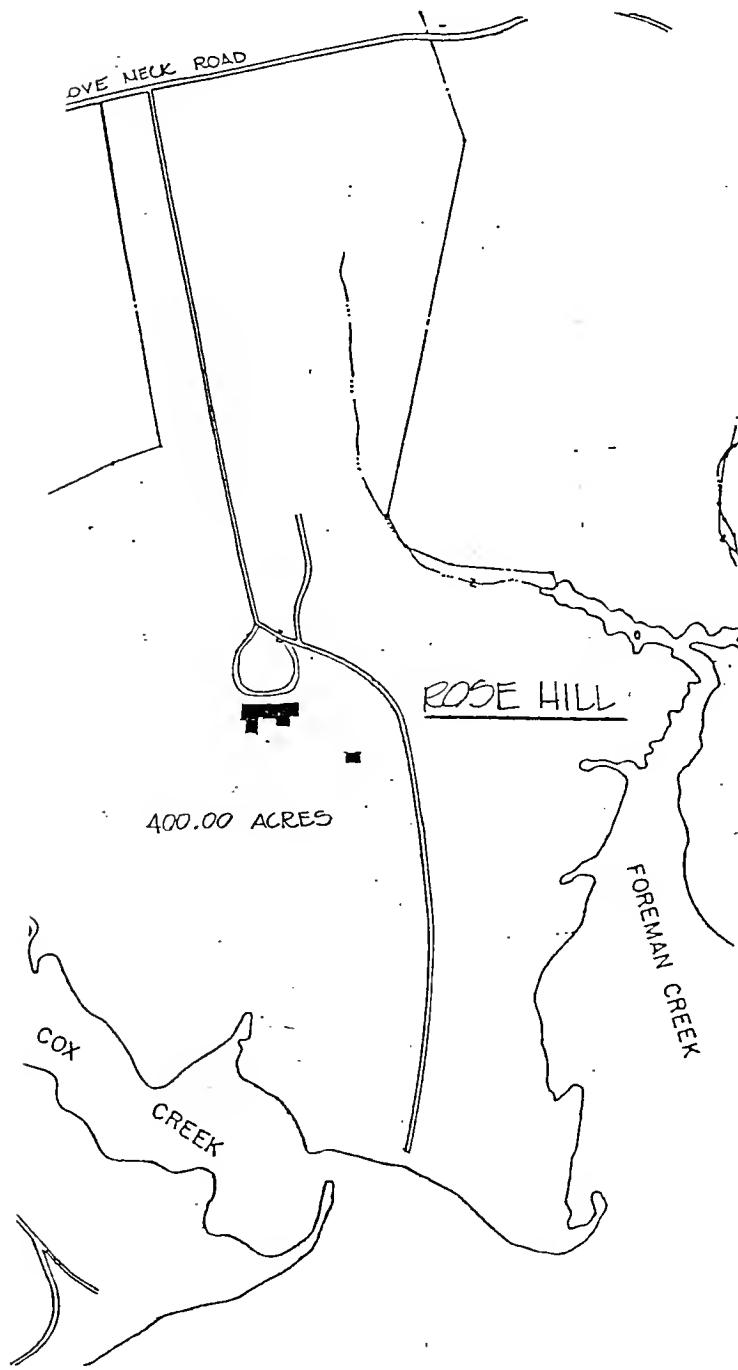
Northwest corner of Darlow lands  
and northeast corner of Robert C.  
Miller lands.

DIST.
1040.00'
262.92'
418.81'
290.08'
358.83'
370.75'
210.51'
162.50'
262.87'
670.04'
320.57'
1706.66'



PLAT OF A SURVEY OF PART OF THE  
**ALFRED W. DARLOW LANDS**  
1<sup>st</sup> DISTRICT, CECIL COUNTY, MD.  
Scale 1" = 300' Sept. 1980.  
William R. Nuttle, L.S., Surveyor







INVENTORY OF EXISTING STRUCTURES

existing structures located on "Rose Hill Farm" described as Parcel I and Parcel II of the herein, are as follows:

Princ House - Rose Hill (main residence)

Single Family Residences

Swimming Lodge

Office

Gas -

Other Houses

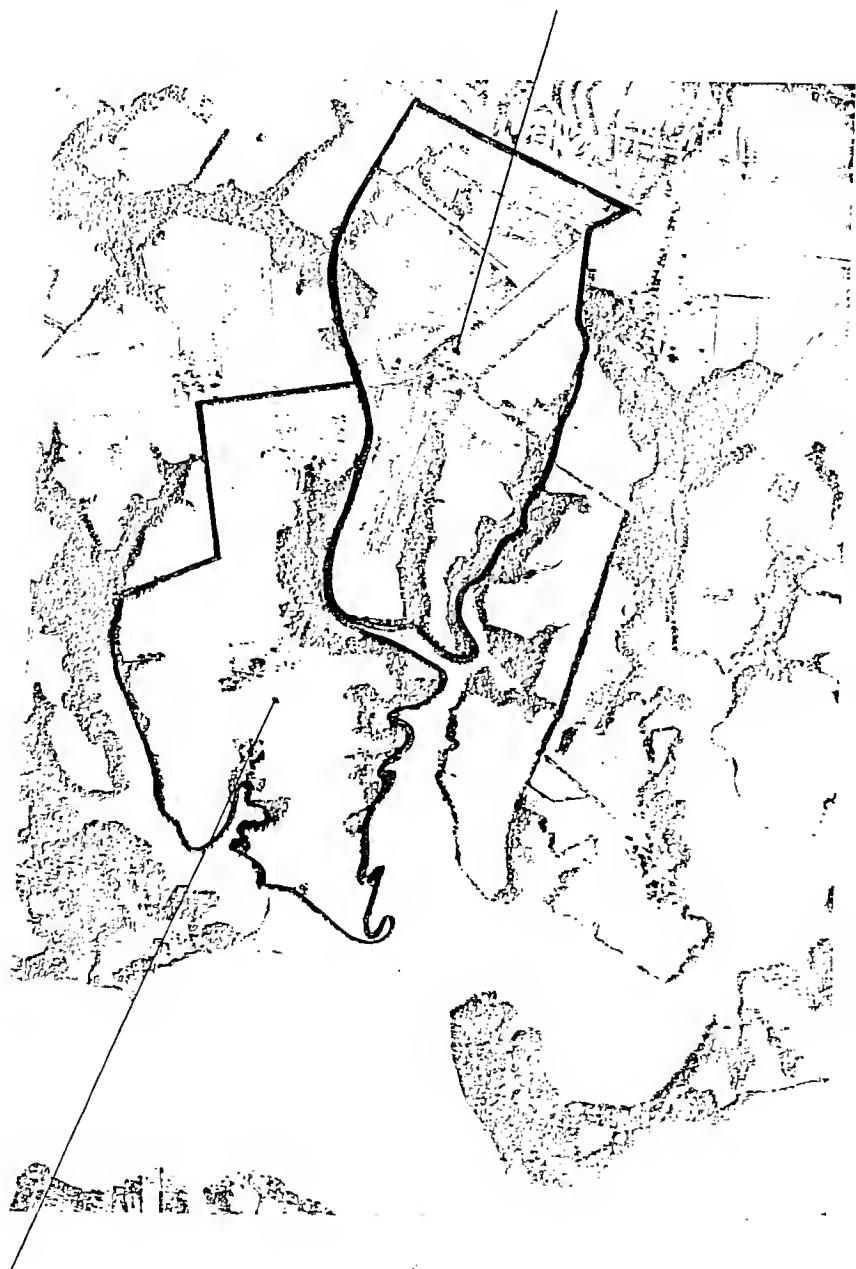
Agricultural Structures (sheds)

Two Silos

Blinds

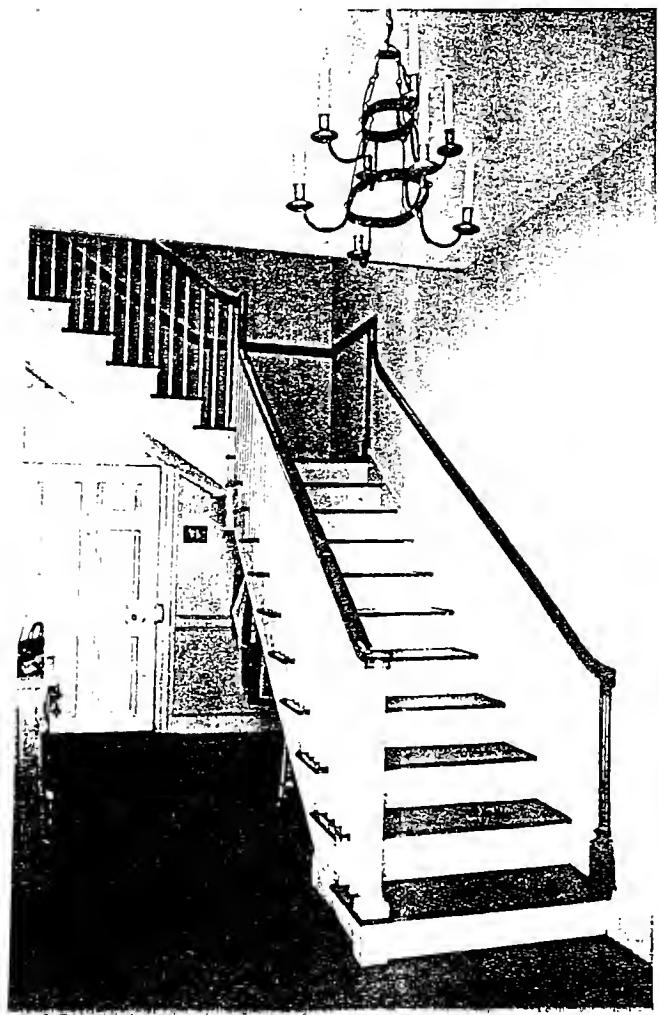


PARCEL II  
SHEFFIELD FARM  
455.25 ACRES



PARCEL I  
DE HILL FARM  
100 ACRES

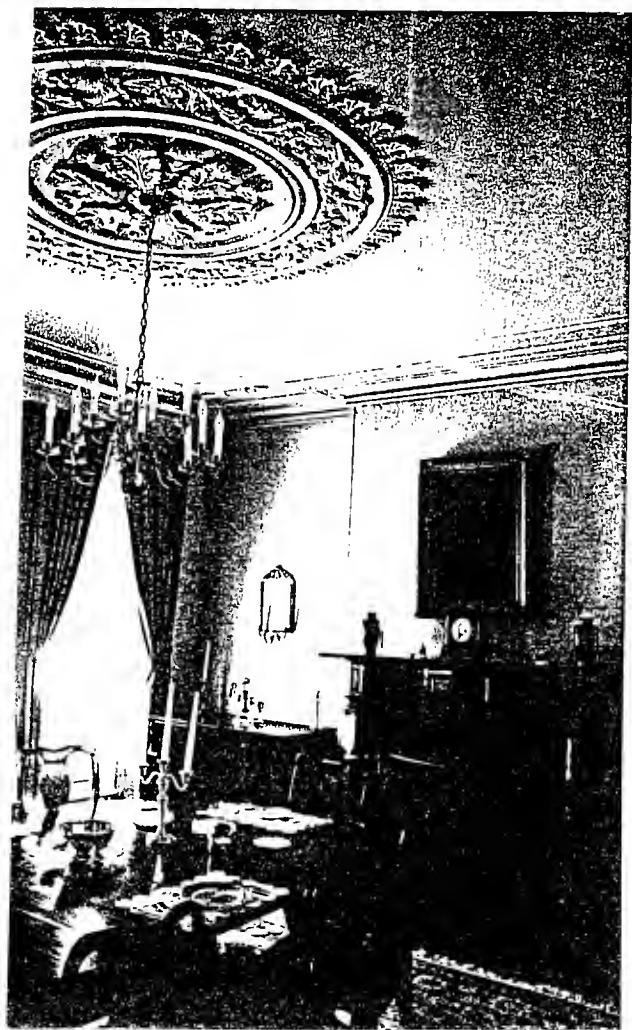




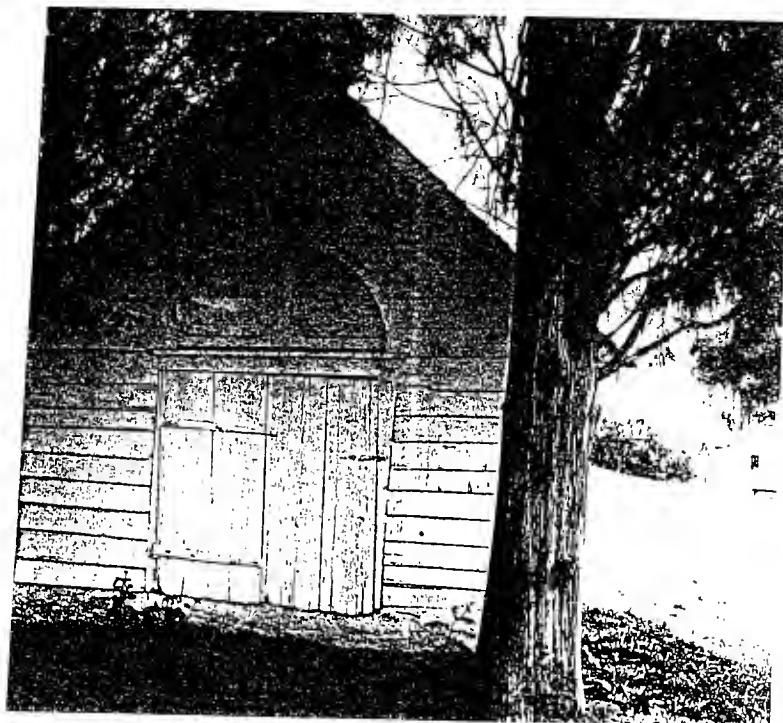




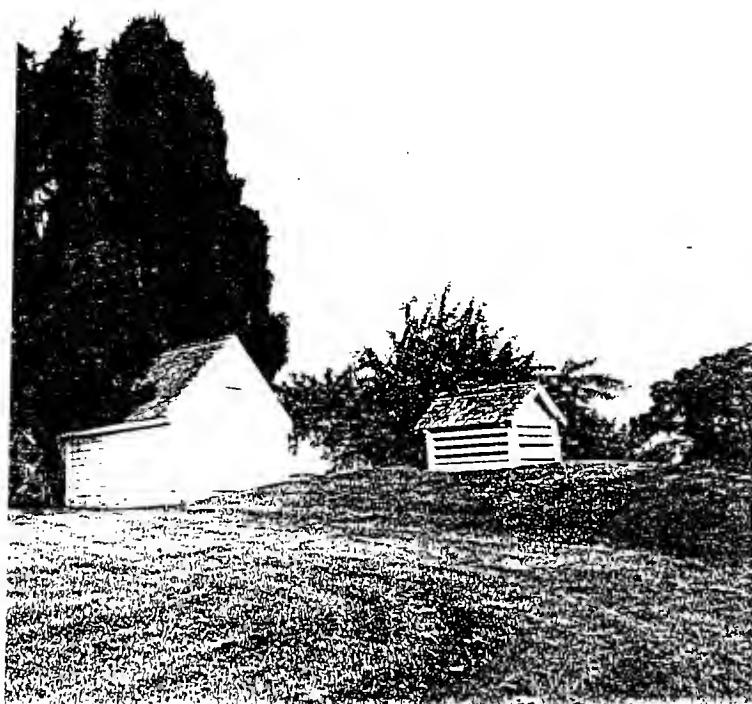




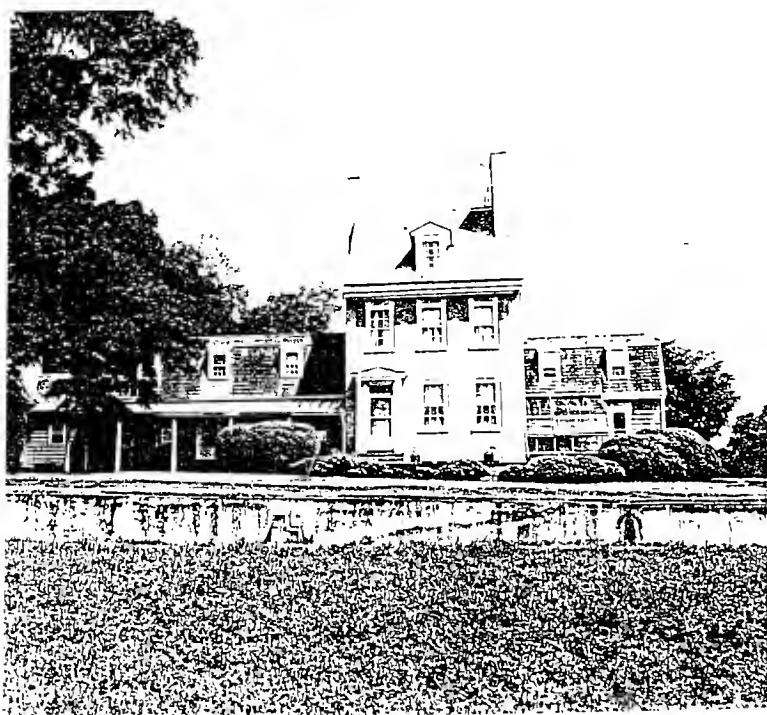




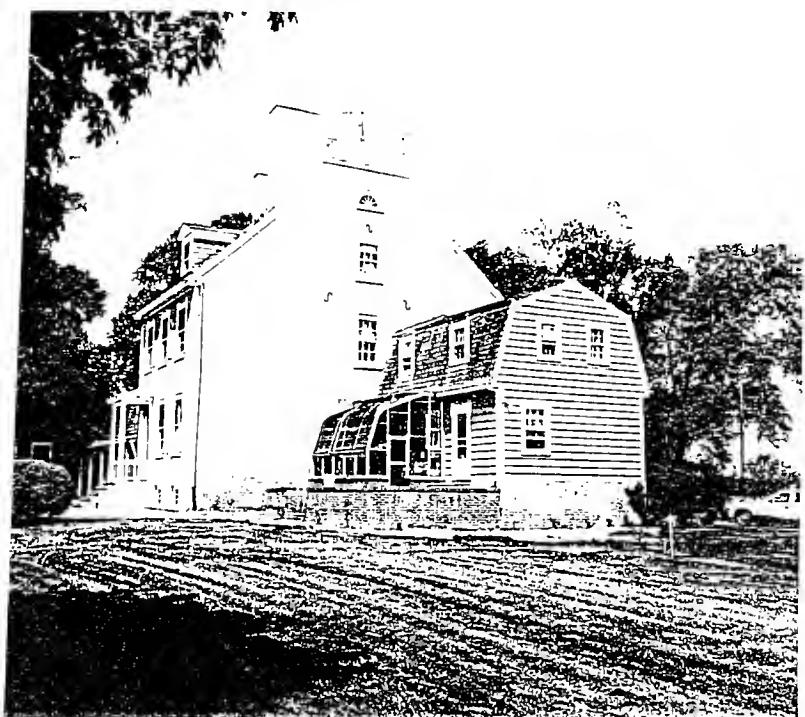






















CONSENT AGREEMENT

Peoples Bank of Kent County, Maryland, hereinafter  
hereby consents to the execution by Alfred Wilson  
after "Mortgagor", of the conservation easement  
eed of Easement executed on the 1st day of Dec.,  
the Maryland Environmental Trust, et al, are Grantees,  
ately prior thereto , among the Land  
council County, Maryland.  
the purposes of its Mortgages from Mortgagor (dated  
and recorded in Cecil County Liber W.A.S. No. 377,  
dated November 2nd, 1977, and recorded among the Land  
Cecil County in Liber N.D.S. No. 7, Folio 737) hereby  
and accepts that from the date of this Consent Agreement,  
, the property described in the aforesaid Mortgages is  
perpetuity, by the terms and conditions of said Easement,  
sale or other transfer of the subject property by or at  
of the Mortgagee shall be subject to said Deed of Ease-

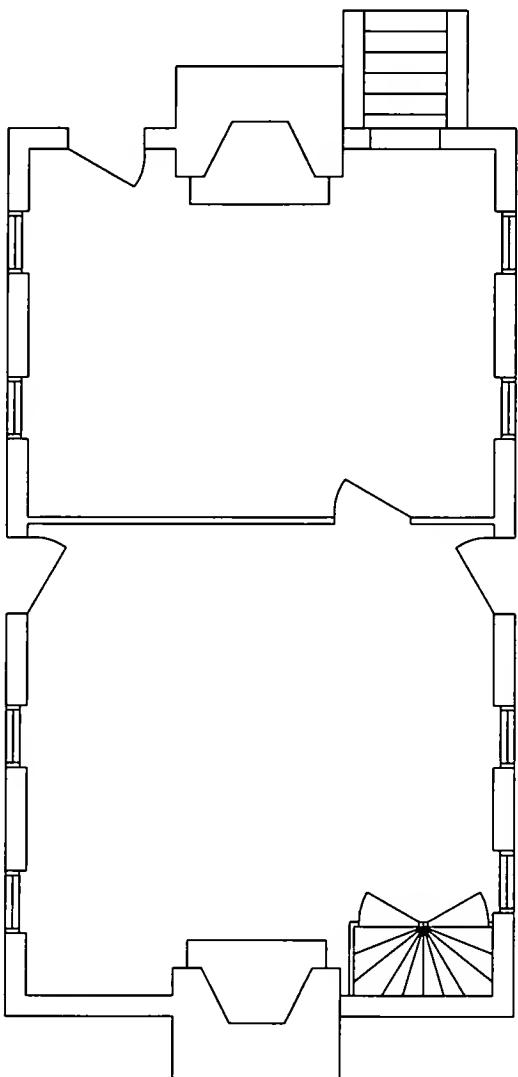
WITNESS WHEREOF, the Peoples Bank of Kent County  
caused its corporate name to be signed by its President  
y of December , 1980.

PEOPLES BANK OF KENT COUNTY, MARYLAND

By: E. Roy Owens, President

W. Bryden  
Secretary



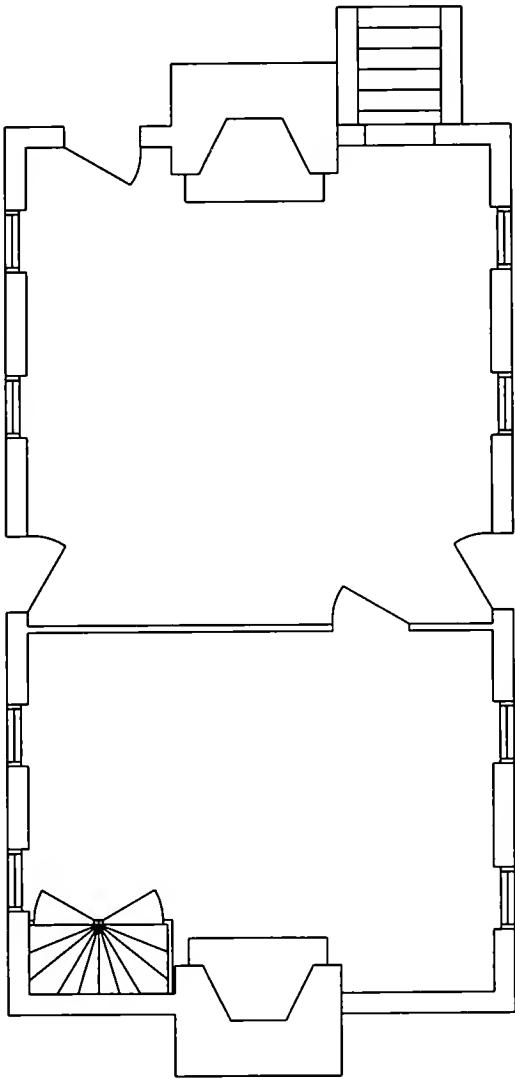


Donna Andrews  
Rose Hill Farm  
Cecil County MD

Conjectural Drawing 1  
Late 1600's Original Structure

Appendix VIII Floor Plans



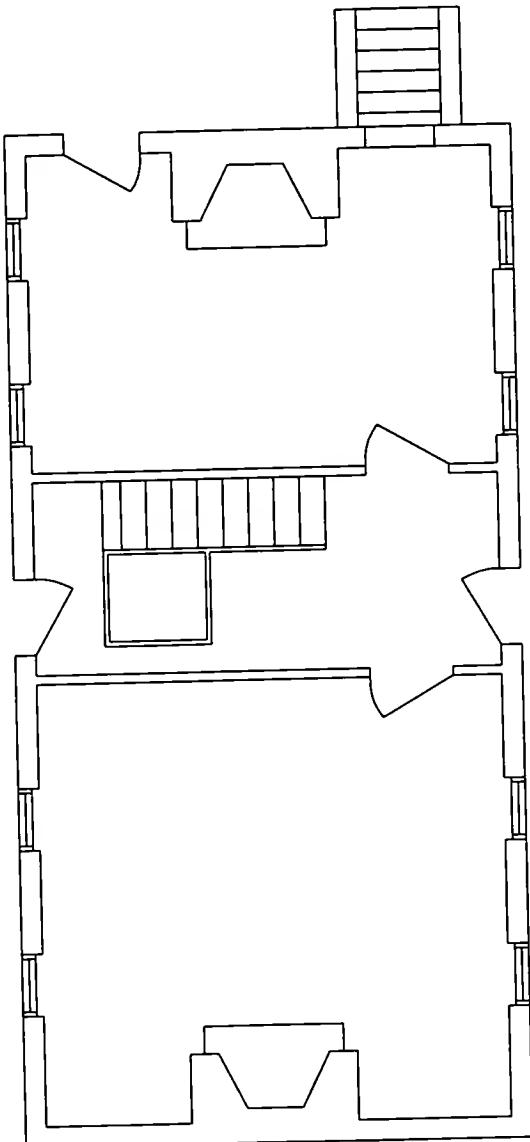


Donna Andrews  
Rose Hill Farm  
Cecil County MD

Conjectural Drawing 2  
Late 1600's Original Structure

Appendix VIII      Floor Plans

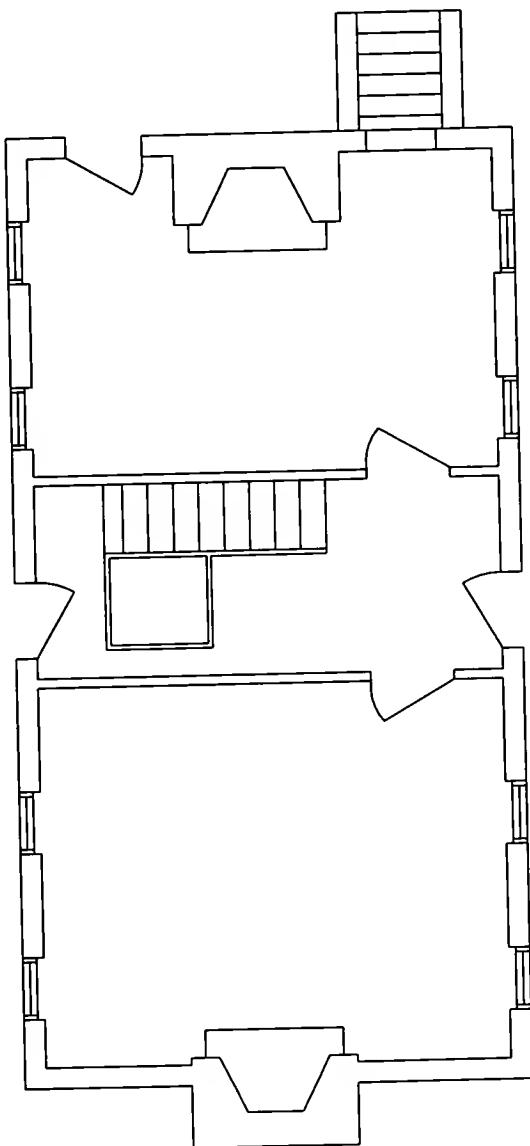




Donna Andrews  
Rose Hill Farm  
Cecil County MD

Conjectural Drawing 3  
Late 1700's Remodel/Rebuild  
Appendix VII Floor Plans

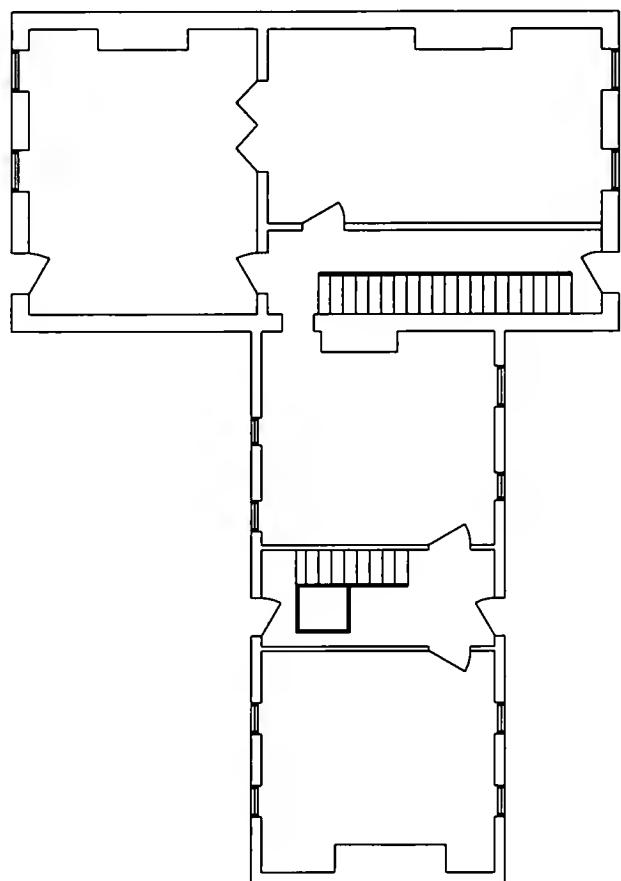




Donna Andrews  
Rose Hill Farm  
Cecil County MD

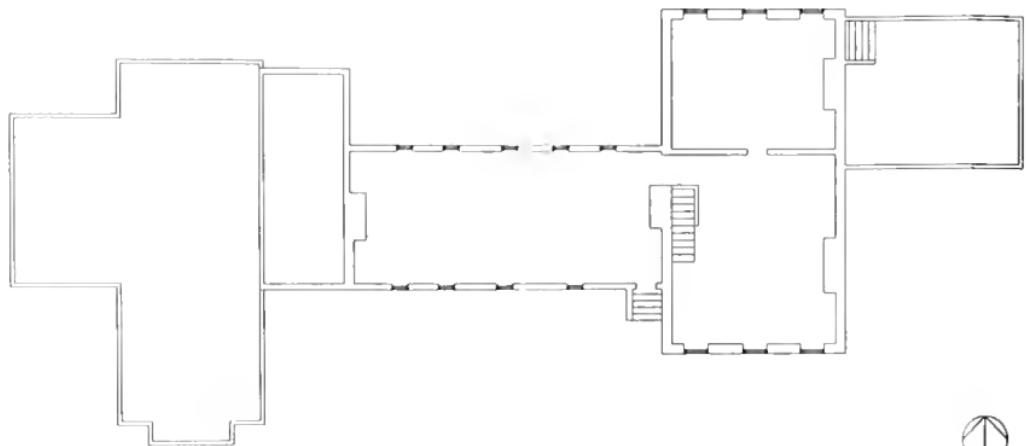
Conjectural Drawing 4  
Late 1700's Remodel/Rebuild  
Appendix VII Floor Plans





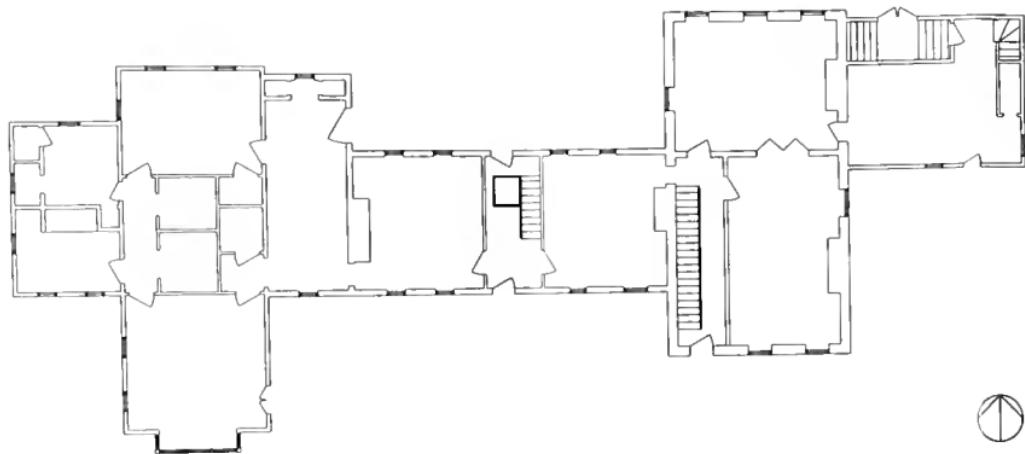
Donna Andrews  
Rose Hill Farm  
Cecil County MD  
Conjectural Drawing 5  
1837 Addition  
Appendix VIII Floor Plans





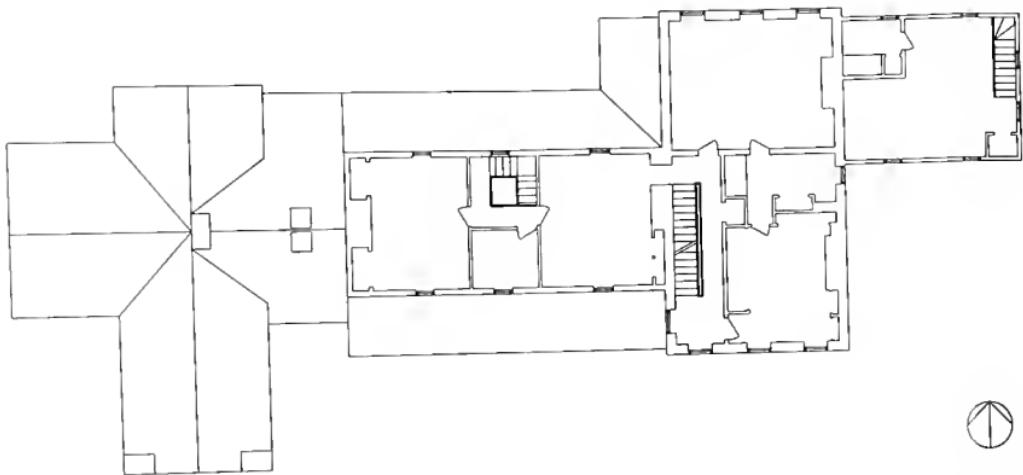
Donna Andrews  
Rose Hill Farm  
Cecil County MD  
Existing Conditions  
Basement  
Appendix VIII      **Floor Plans**





Donna Andrews  
Rose Hill Farm  
Cecil County MD  
Existing Conditions  
First Floor  
Appendix VIII      **Floor Plans**

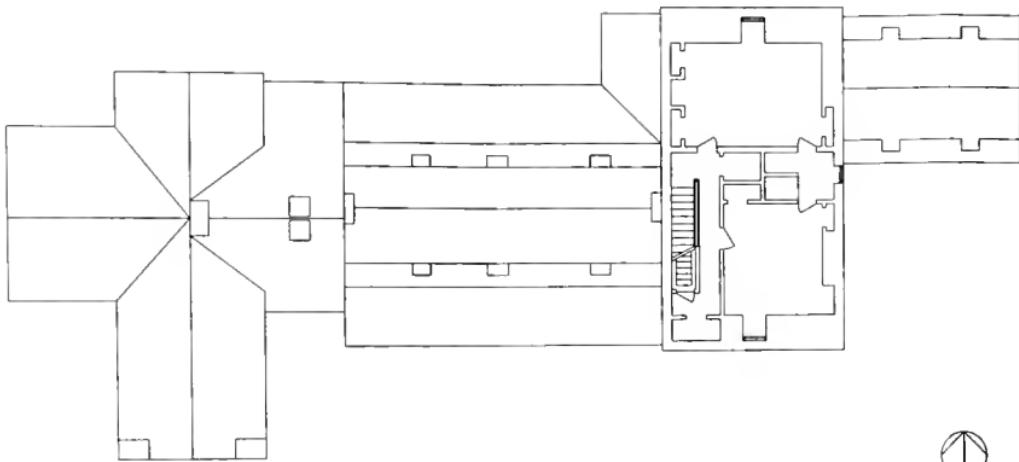




Donna Andrews  
Ross Hill Farm  
Cecil County MD  
Existing Conditions  
Second Floor

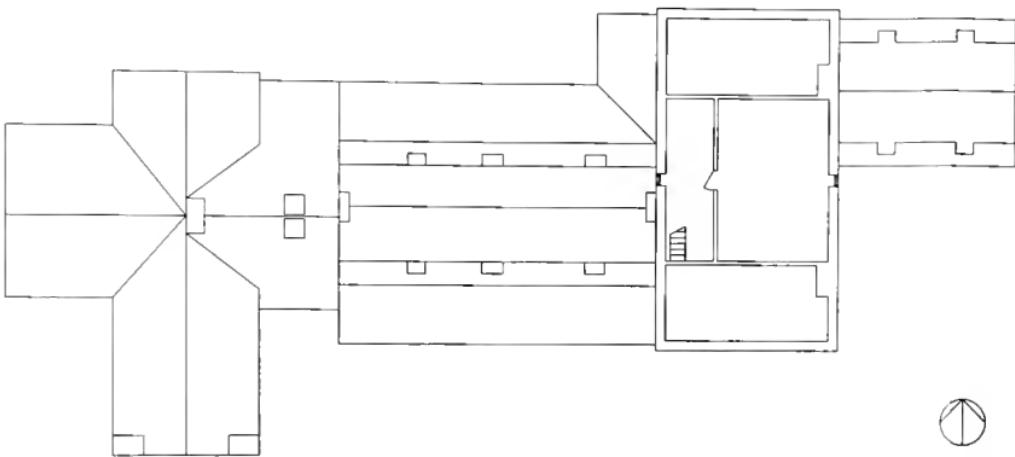
Appendix VIII      Floor Plans





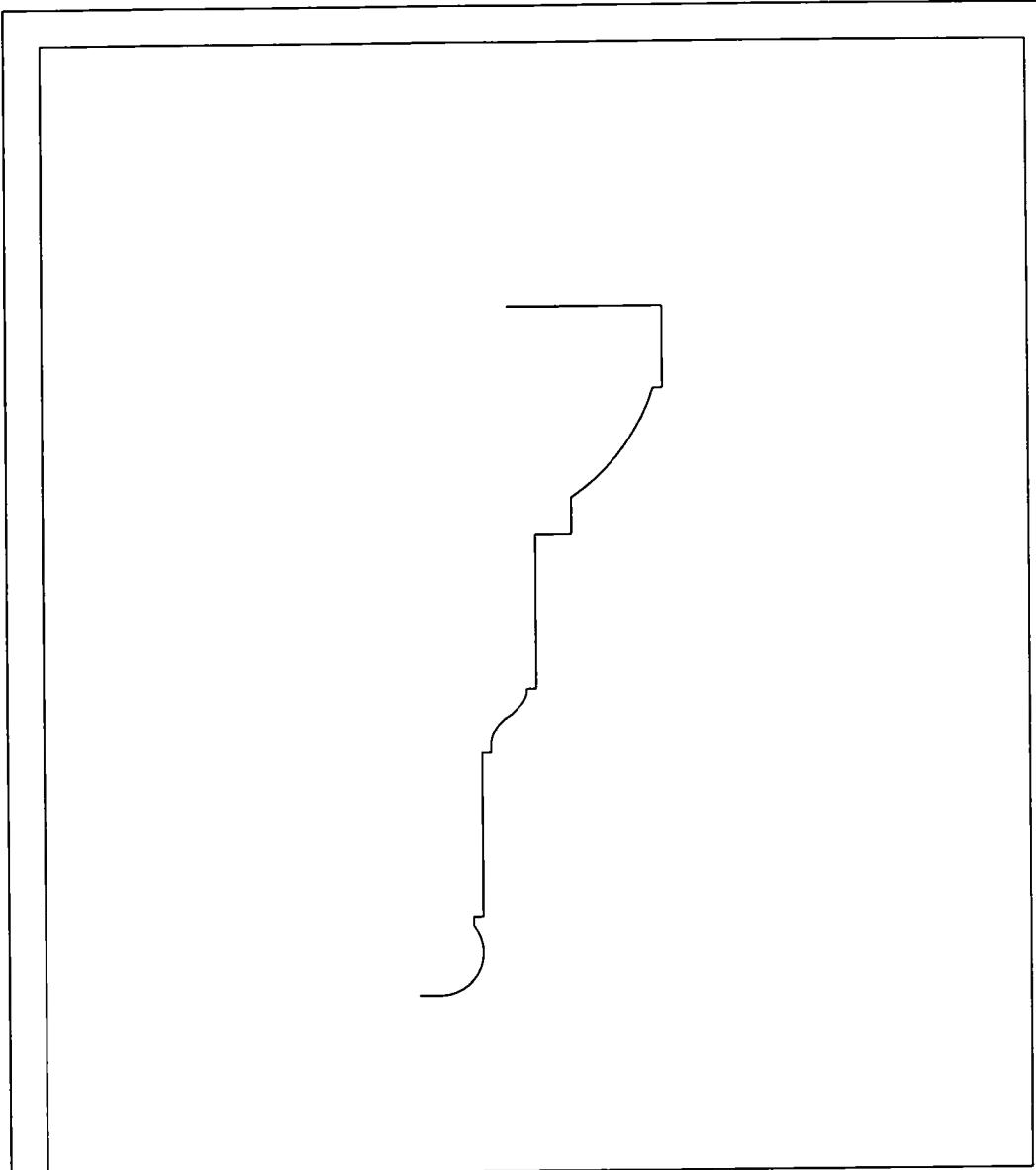
Donna Andrews
Rose Hill Farm
Cecil County MD
Existing Conditions
Third Floor
Appendix VIII <b>Floor Plans</b>





Donna Andrews  
Rose Hill Farm  
Cecil County MD  
Existing Conditions  
Fourth Floor  
Appendix VIII      **Floor Plans**





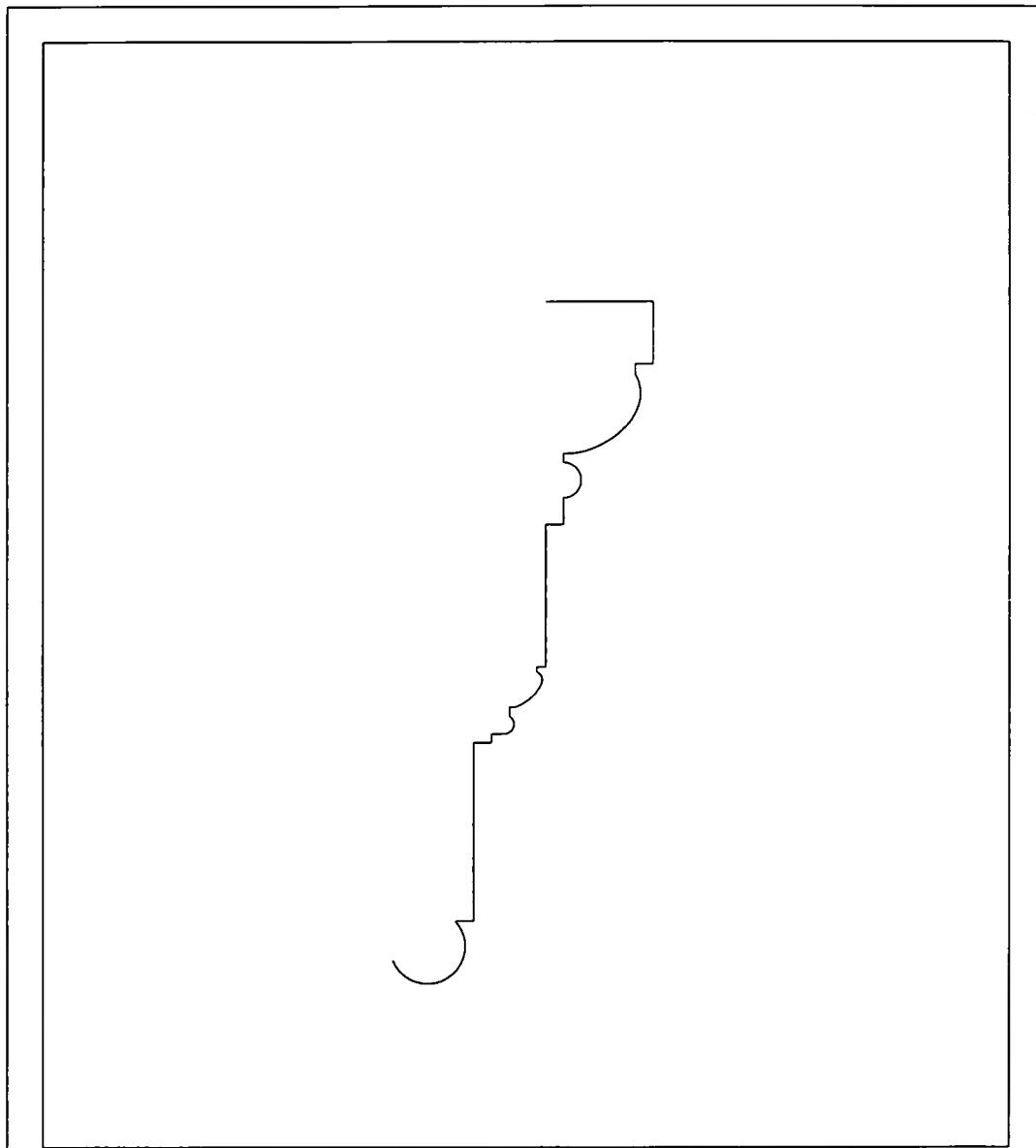
Donna Andrews  
Rose Hill Farm  
Cecil County MD

Frame Structure  
Drawing 1

Appendix IX  
Molding Profiles

Frame Section  
Window/Door/Fireplace Surround  
1st Floor - All openings but passage/dining  
2nd Floor - Non-hall sides of doors, fireplaces





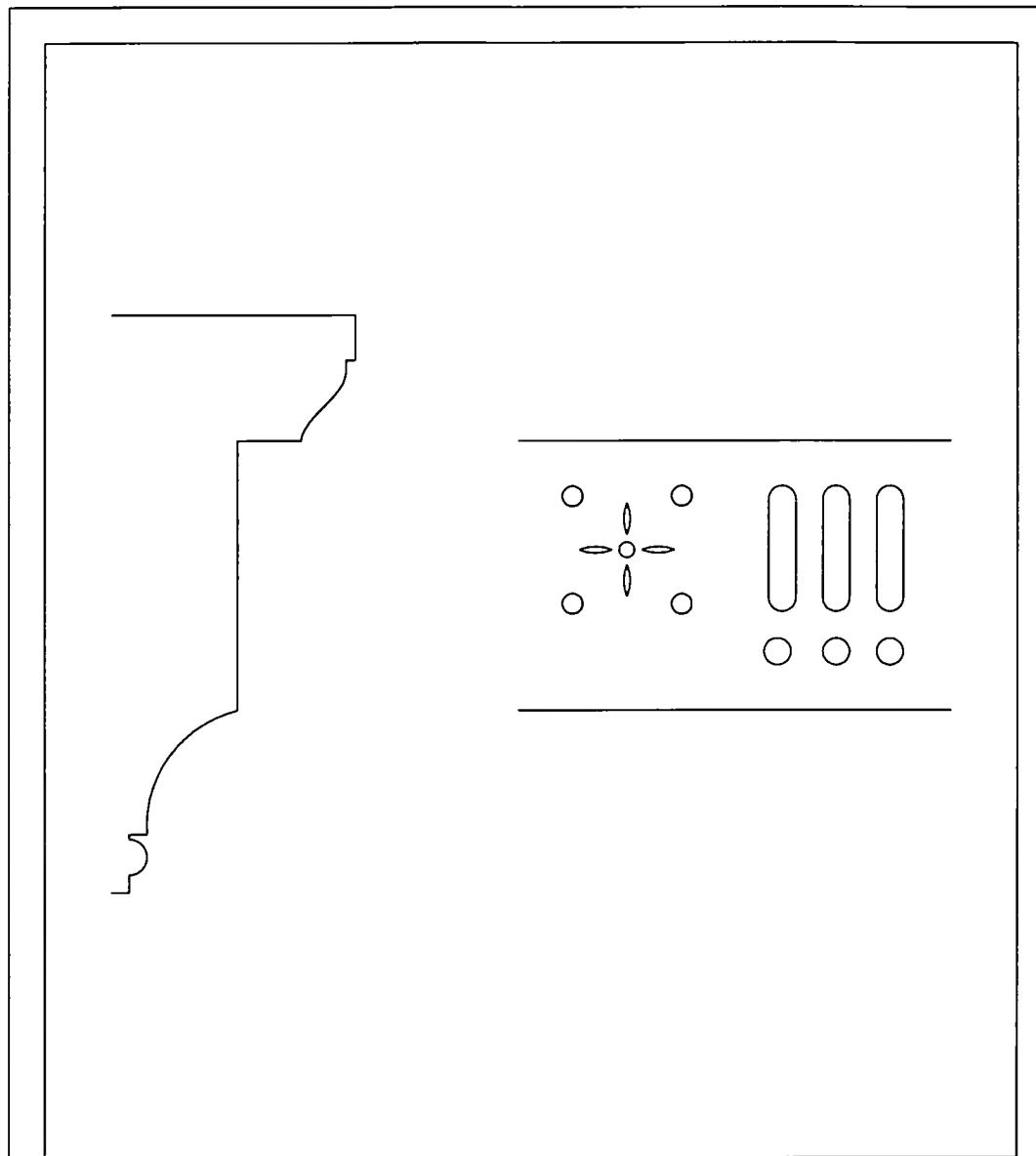
Donna Andrews  
Rose Hill Farm  
Cecil County MD

Frame Structure  
Drawing 2

Appendix IX  
Molding Profiles

Frame Section  
Door Surround  
1st Floor - Dining/passage door





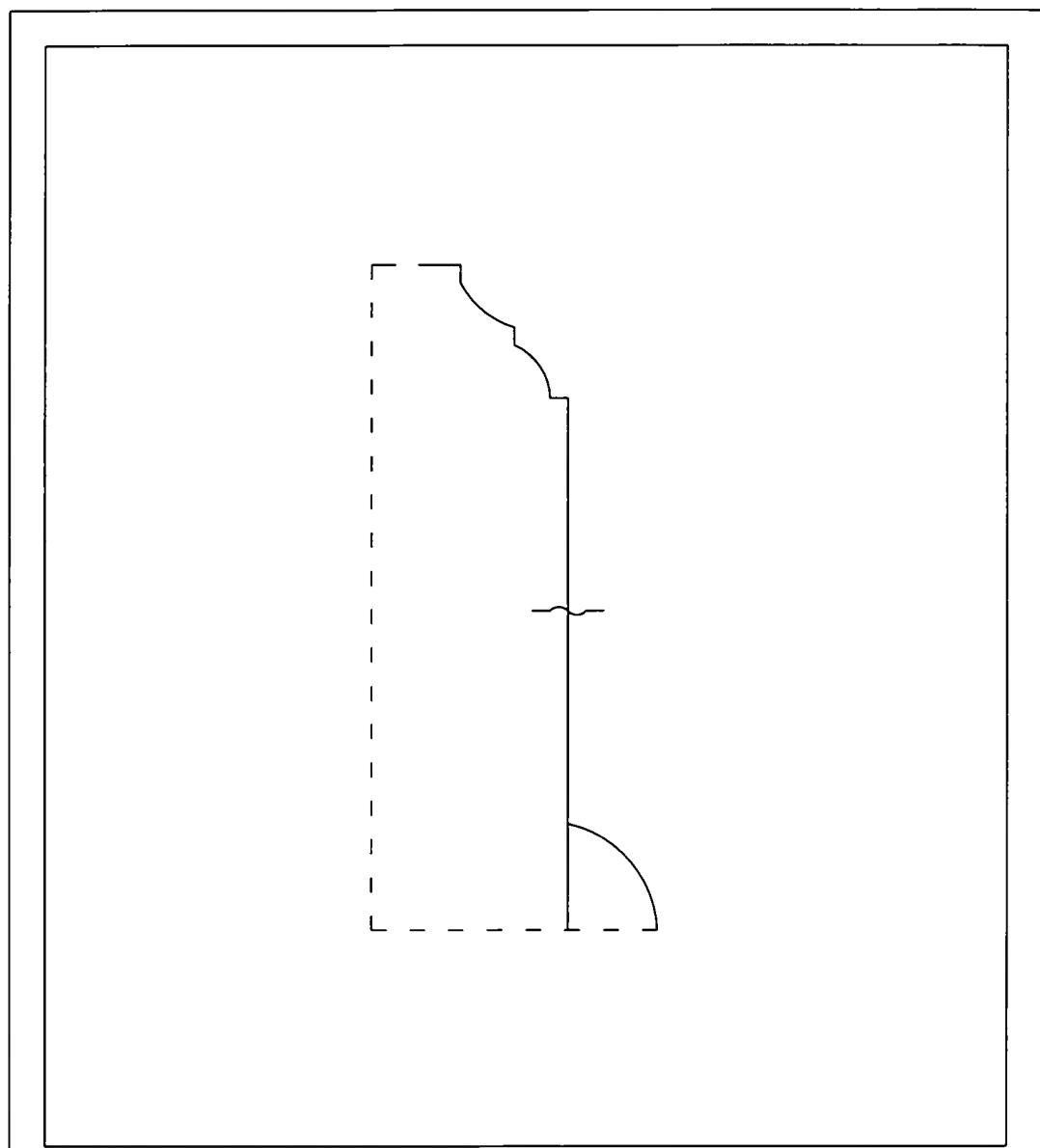
Donna Andrews  
Rose Hill Farm  
Cecil County MD

Appendix IX  
Molding Profiles

Frame Structure  
Drawing 3

Frame Section  
Chair Rail  
1st Floor - Passage and Dining  
No Pattern - Sitting Room





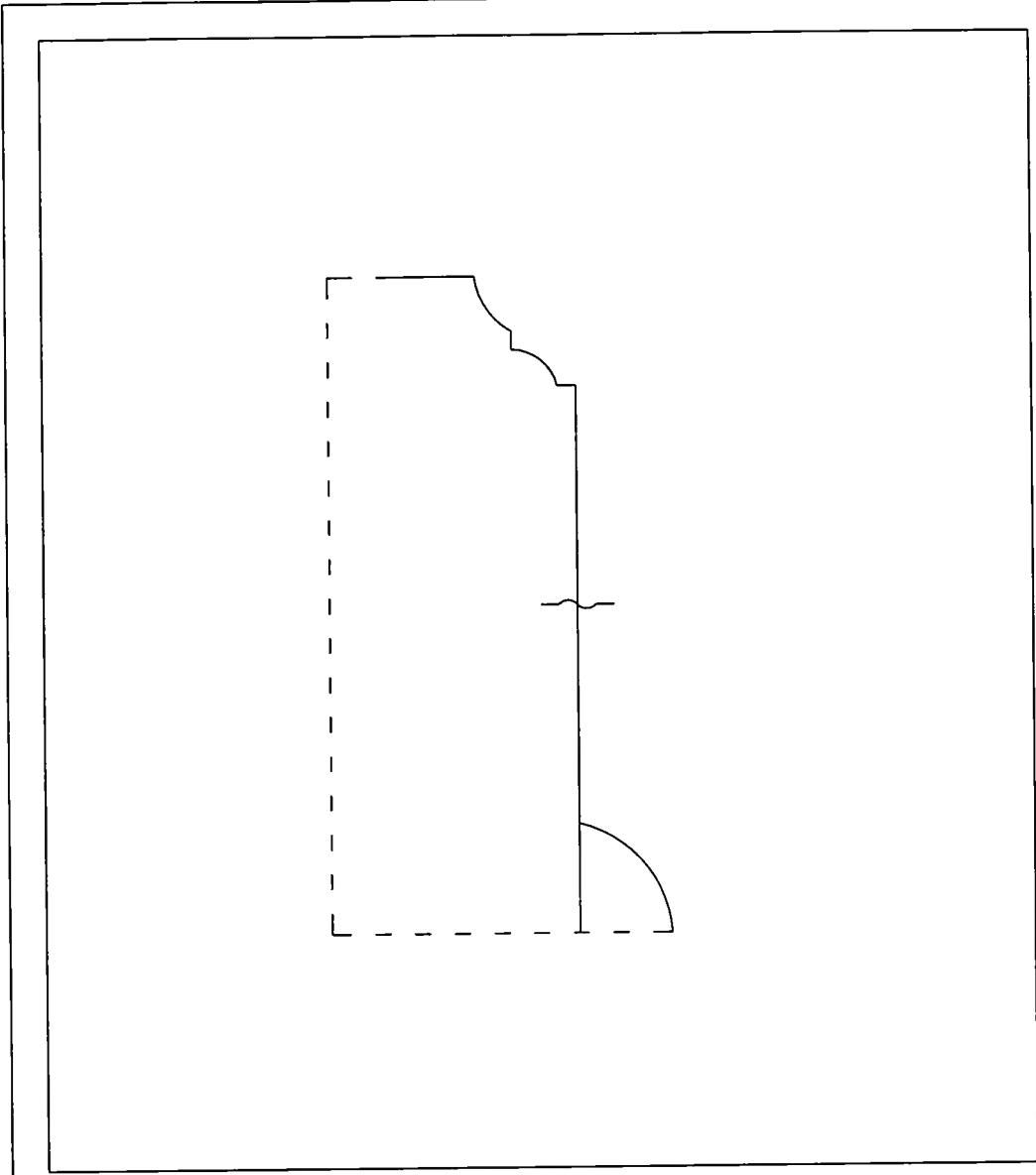
Donna Andrews  
Rose Hill Farm  
Cecil County MD

Frame Structure  
Drawing 4

Appendix IX  
Molding Profiles

Frame Section  
Baseboard  
1st Floor - Dining room, West wall  
Passage Walls  
2nd Floor - All rooms





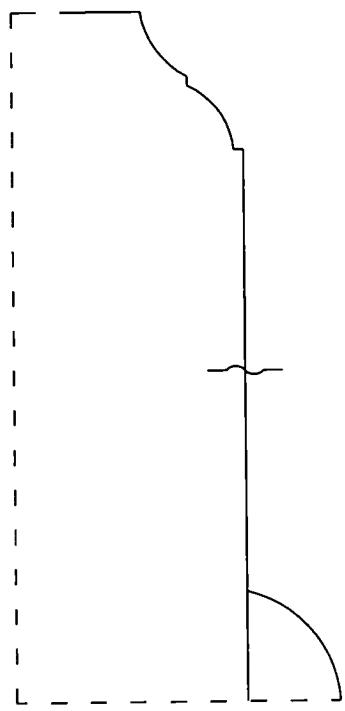
Donna Andrews  
Rose Hill Farm  
Cecil County MD

Frame Structure  
Drawing 5

Appendix IX  
Molding Profiles

Frame Section  
Baseboard  
1st Floor - Dining room, East wall  
Sitting Room, all walls





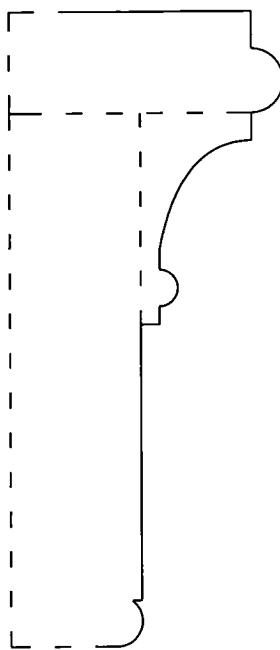
Donna Andrews  
Rose Hill Farm  
Cecil County MD

Frame Structure  
Drawing 6

Appendix IX  
Molding Profiles

Frame Section  
Baseboard  
1st Floor - Under stair only





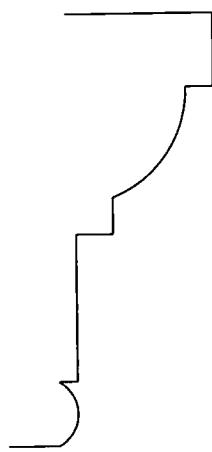
Donna Andrews  
Rose Hill Farm  
Cecil County MD

Frame Structure  
Drawing 7

Appendix IX  
Molding Profiles

Frame Section  
Chair rail  
2nd Floor





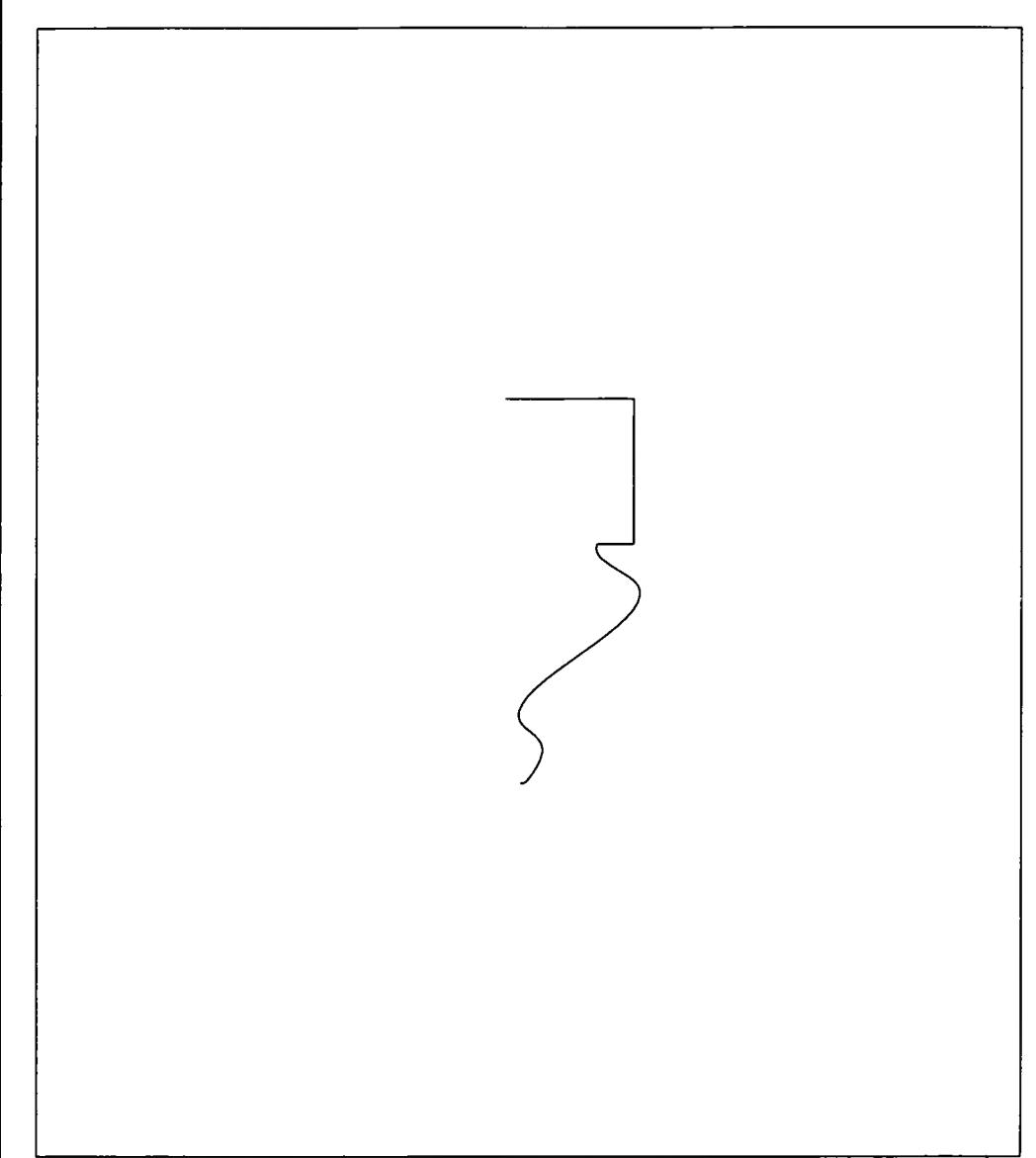
Donna Andrews  
Rose Hill Farm  
Cecil County MD

Frame Structure  
Drawing 8

Appendix IX  
Molding Profiles

Frame Section  
Door Surround  
2nd Floor - All Passage doors  
East Bedroom closet doors





Donna Andrews  
Rose Hill Farm  
Cecil County MD

Frame Structure  
Drawing 9

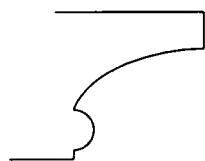
Appendix IX  
Molding Profiles

Frame Section

Door Surround

2nd Floor - West Bedroom closet, door to  
Brick Structure





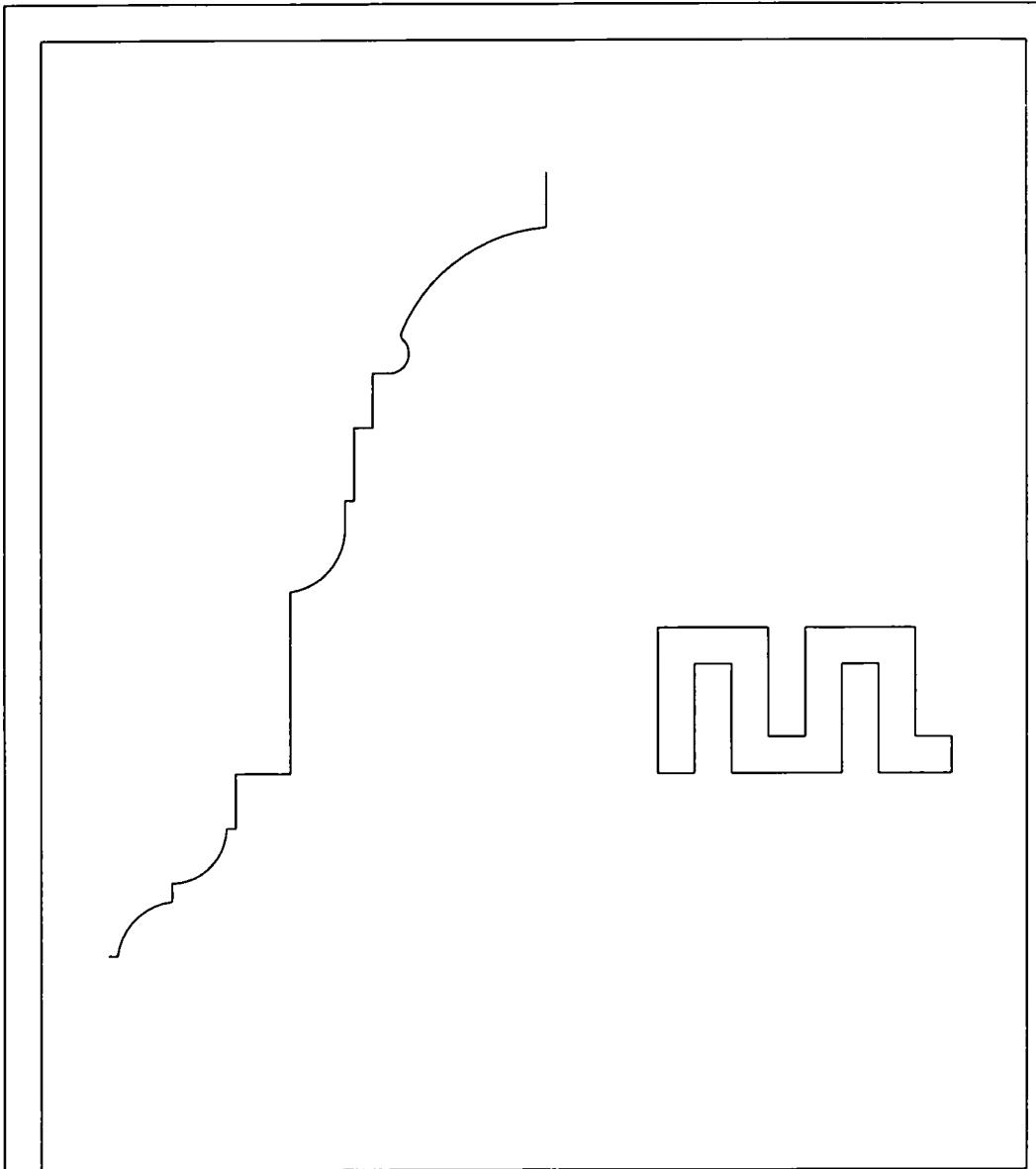
Donna Andrews  
Rose Hill Farm  
Cecil County MD

Frame Structure  
Drawing 10

Appendix IX  
Molding Profiles

Frame Section  
Door Surround  
2nd Floor - Gable storage space doors





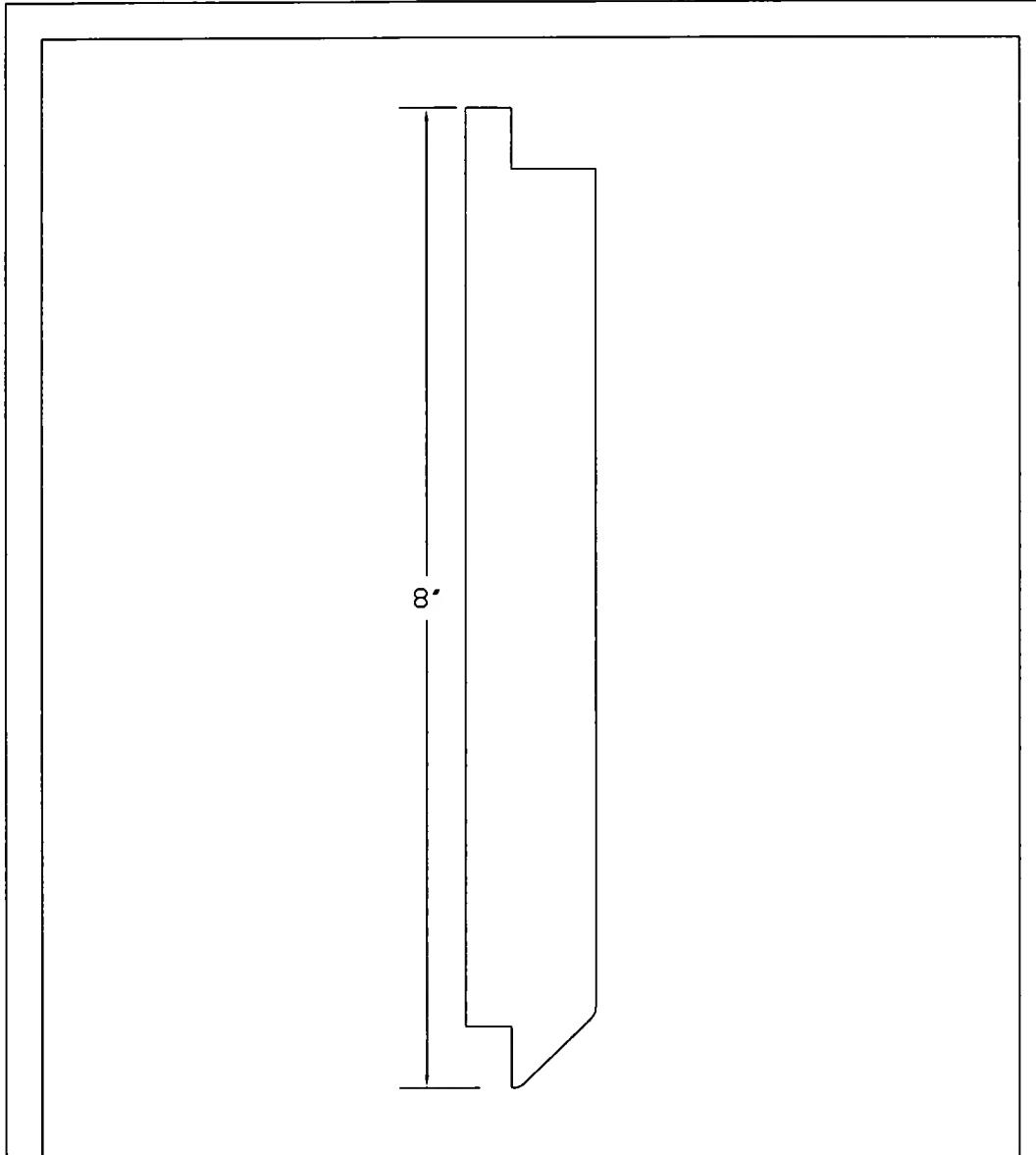
Donna Andrews  
Rose Hill Farm  
Cecil County MD

Frame Structure  
Drawing 11

Appendix IX  
Molding Profiles

Frame Section  
Cornice  
1st Floor - Passage, Dining Room





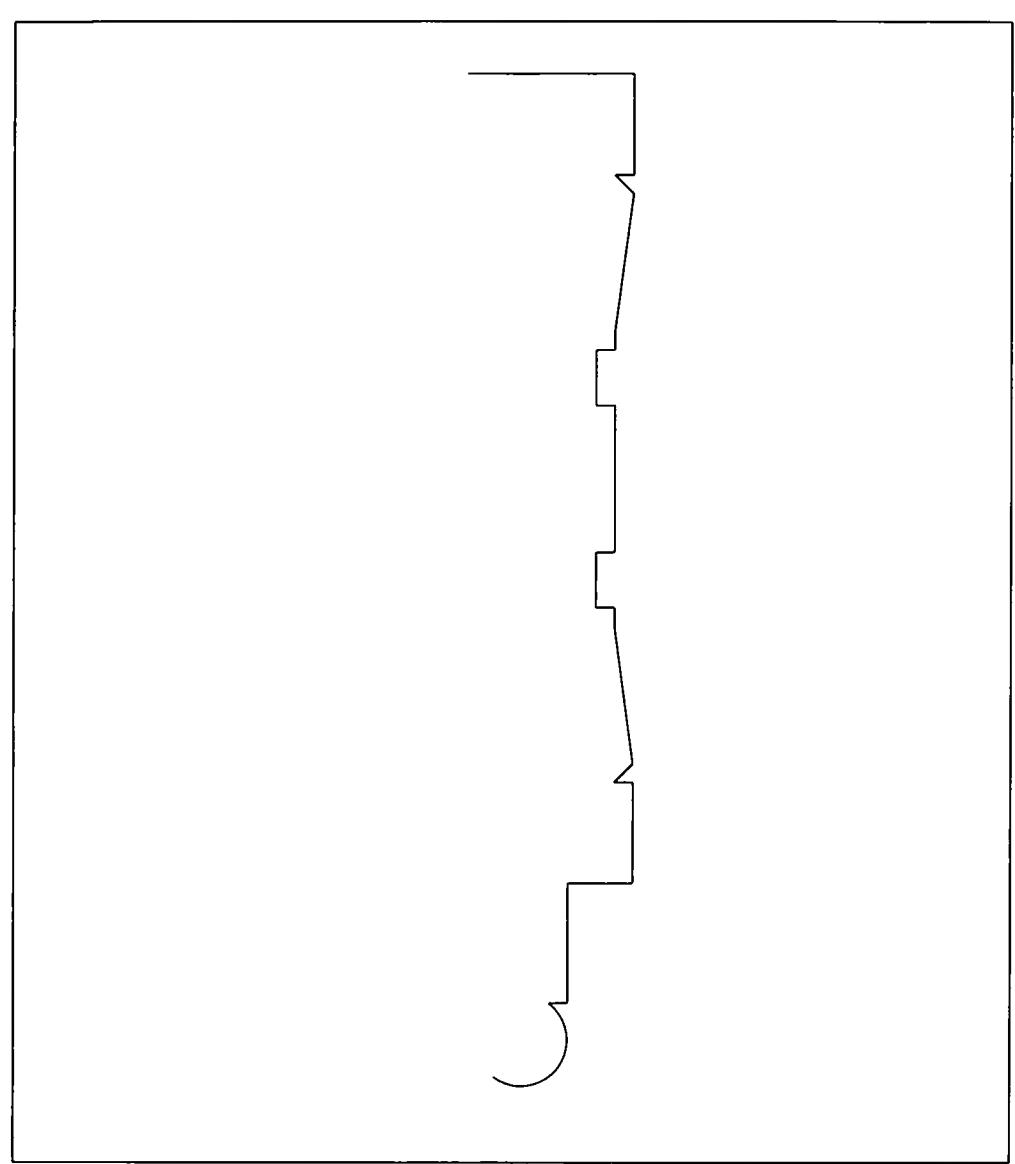
Donna Andrews  
Rose Hill Farm  
Cecil County MD

Frame Structure  
Drawing 12

Appendix IX  
Molding Profiles

Frame Section  
Exterior Cladding  
Ship Lapped Wooden Siding





Donna Andrews  
Rose Hill Farm  
Cecil County MD

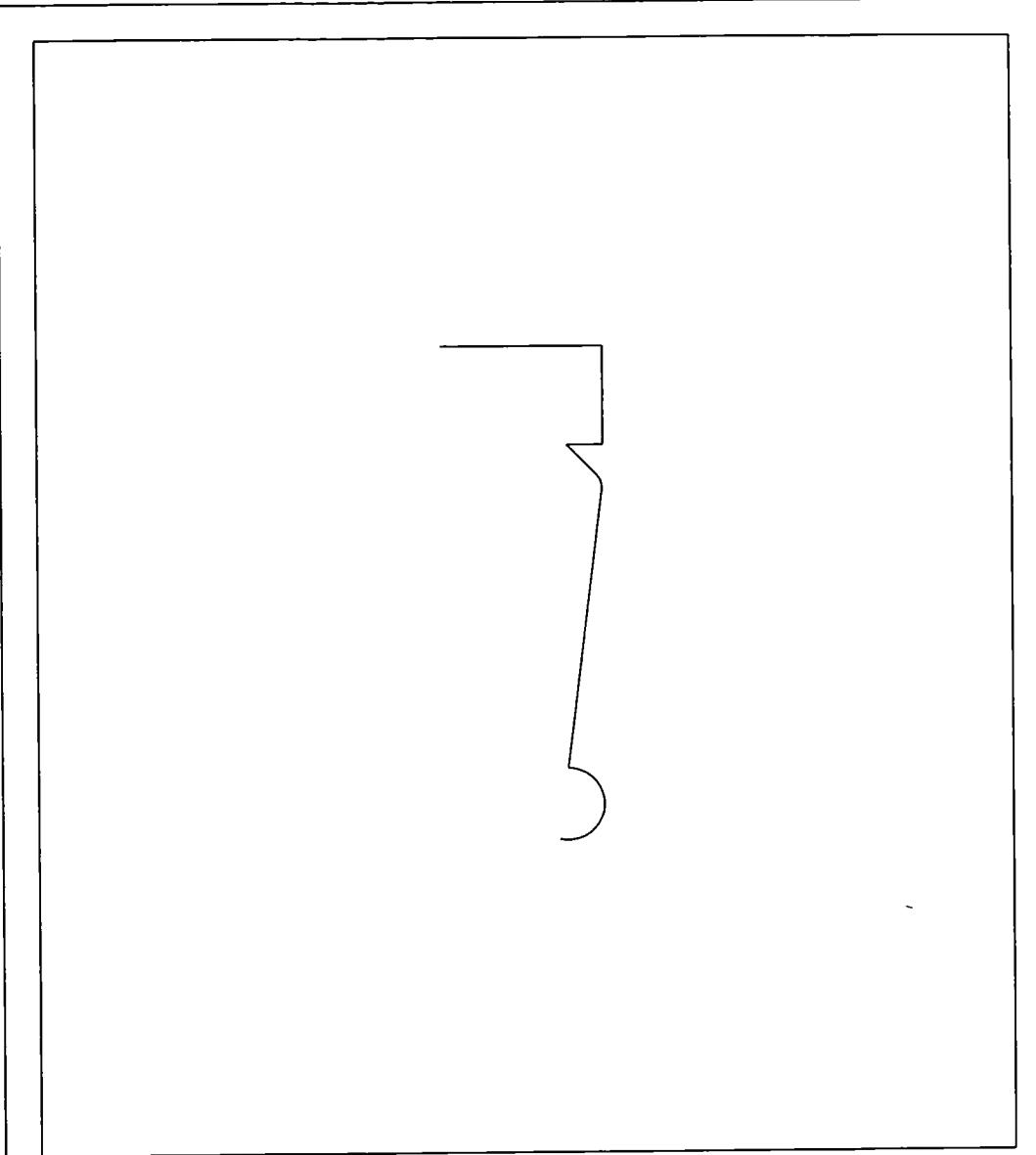
Brick Structure  
Drawing 1

Brick Section  
Door Surround

1st Floor - All doors and windows  
2nd Floor - All doors and windows

Appendix IX  
Molding Profiles





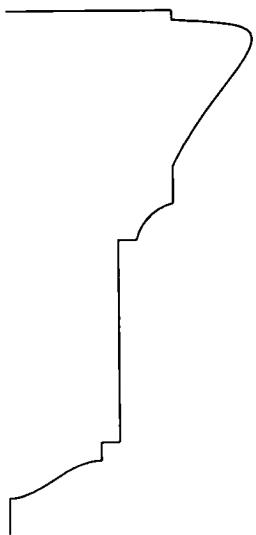
Donna Andrews  
Rose Hill Farm  
Cecil County MD

Brick Structure  
Drawing 2

Brick Section  
Door Surround  
3rd Floor - All doors

Appendix IX  
Molding Profiles





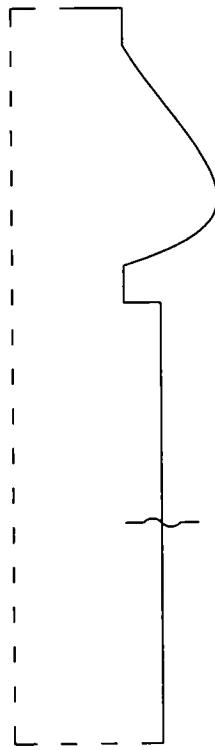
Donna Andrews  
Rose Hill Farm  
Cecil County MD

Appendix IX  
Molding Profiles

Brick Structure  
Drawing 3

Brick Section  
Chair Rail  
1st Floor  
2nd Floor





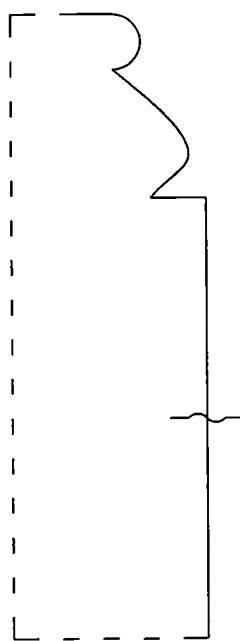
Donna Andrews  
Rose Hill Farm  
Cecil County MD

Brick Structure  
Drawing 4

Appendix IX  
Molding Profiles

Brick Section  
Base Board  
1st Floor  
2nd Floor





Donna Andrews  
Rose Hill Farm  
Cecil County MD

Brick Structure  
Drawing 5

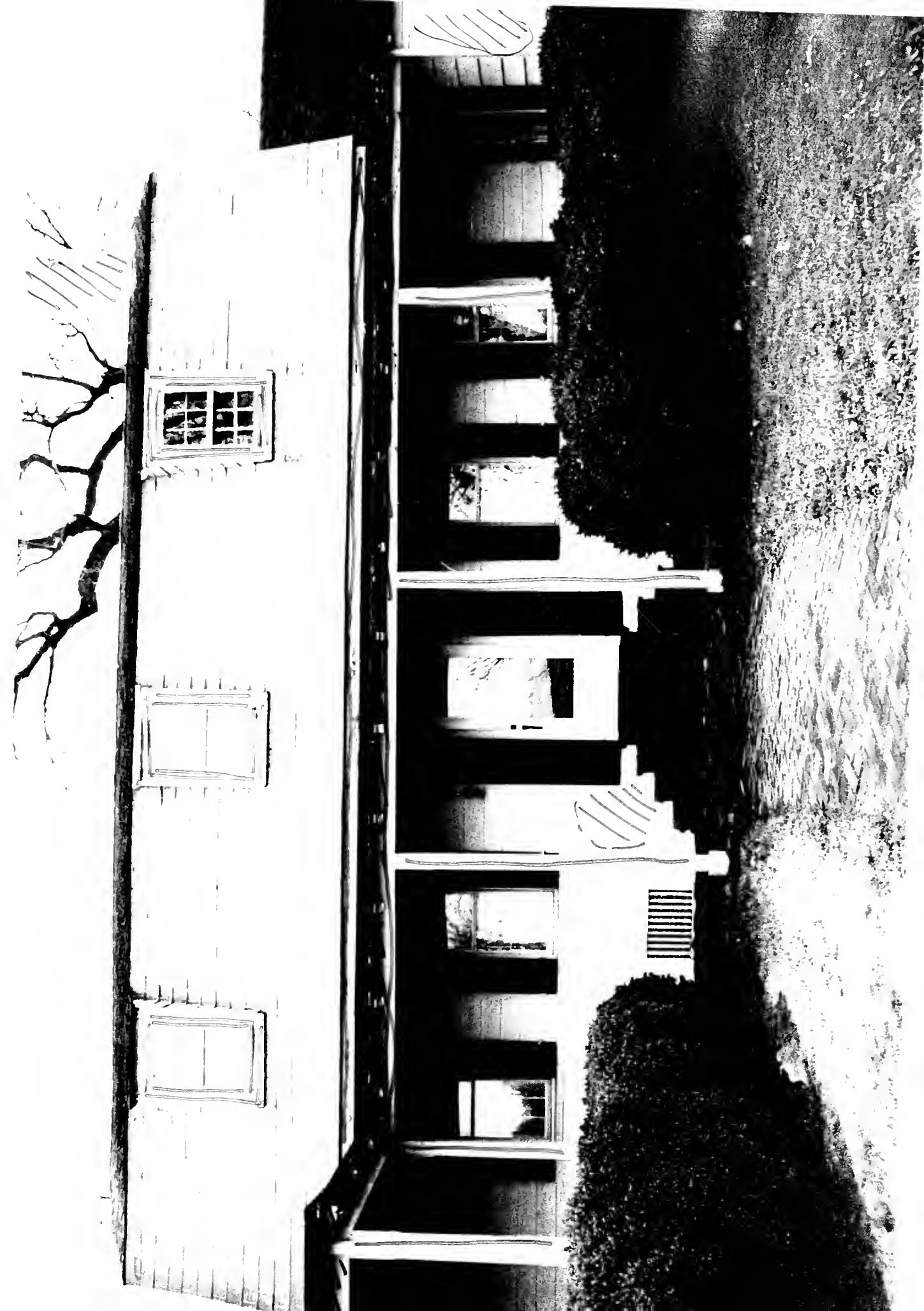
Appendix IX  
Molding Profiles

Brick Section  
Base Board  
3rd Floor





















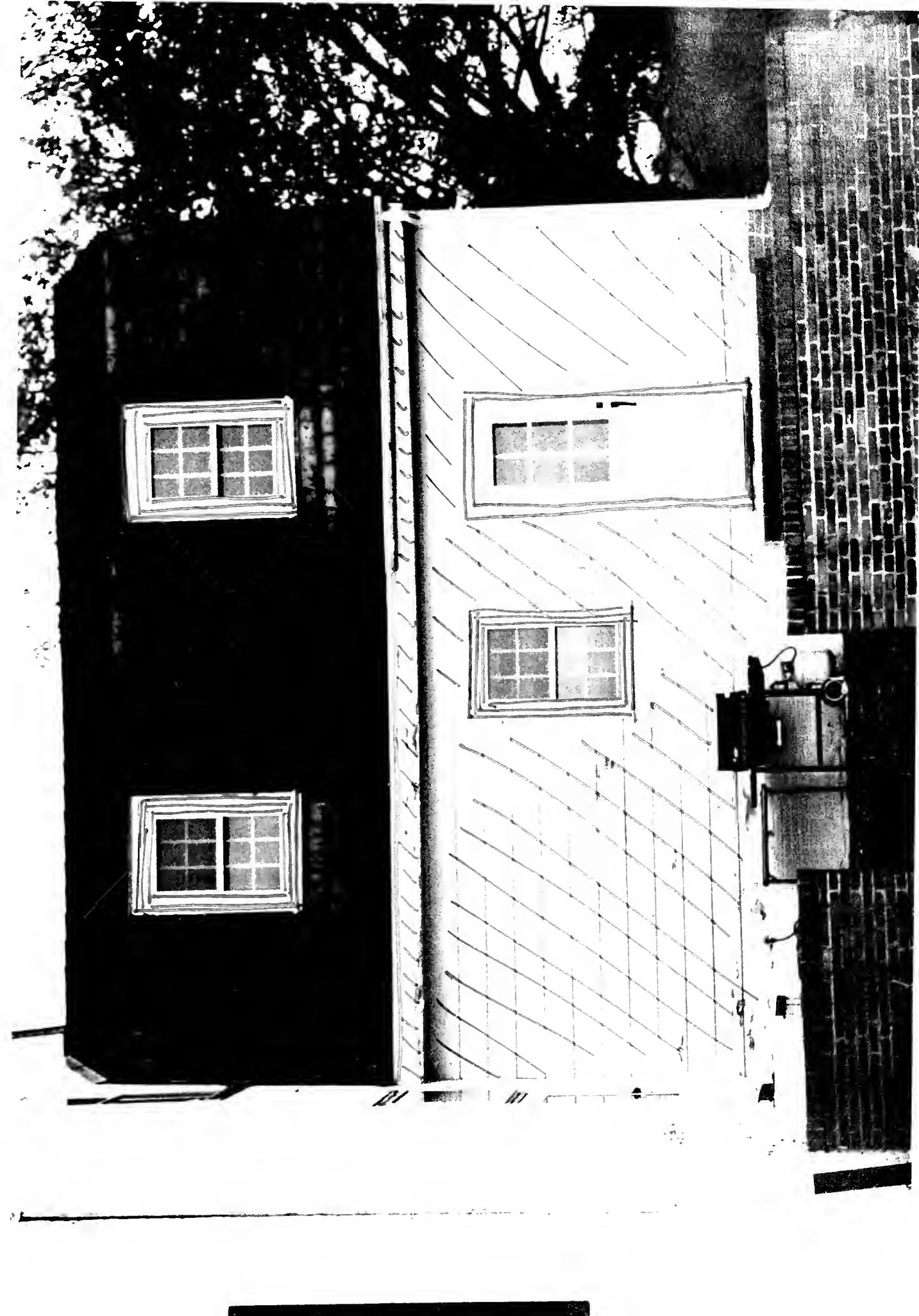




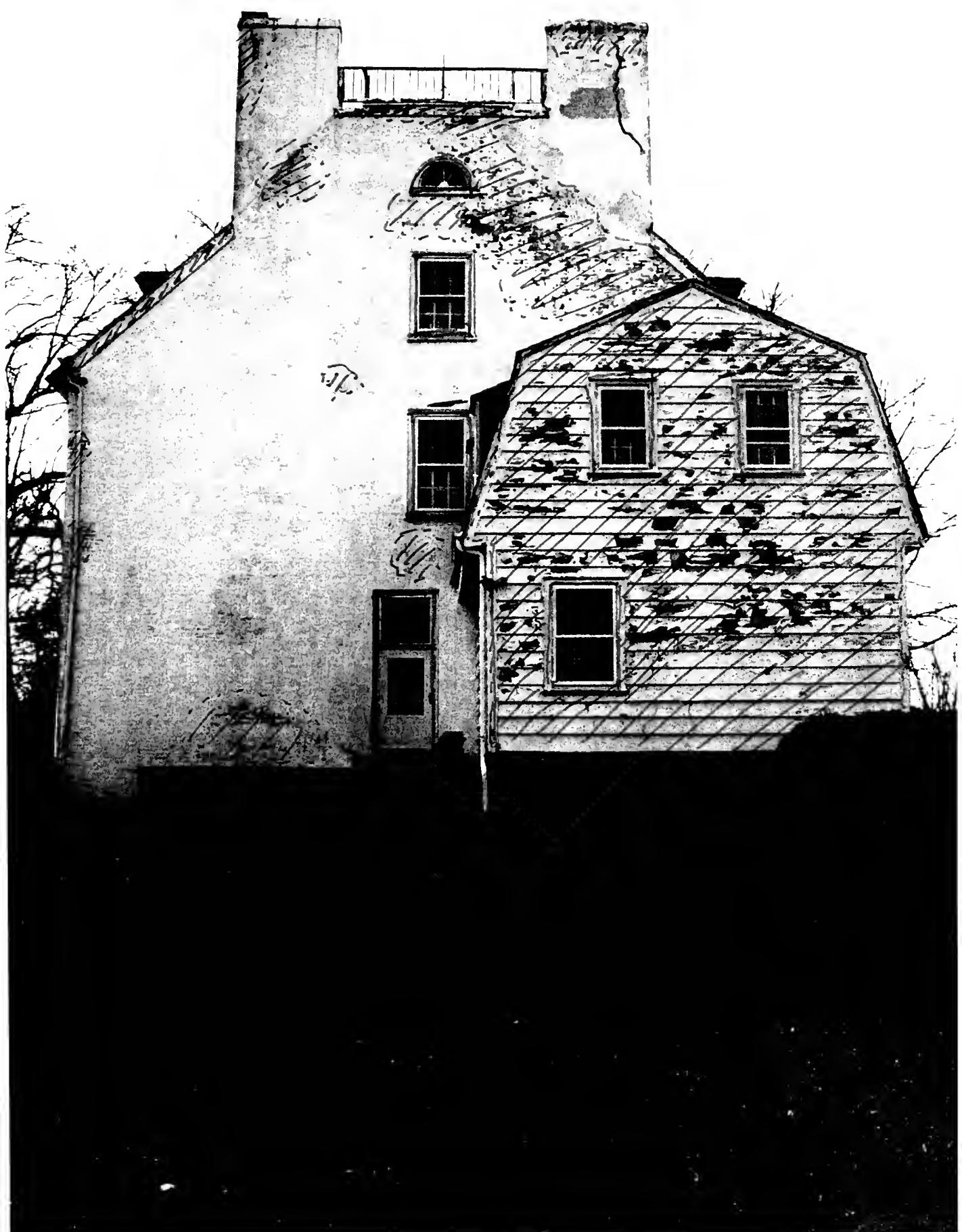










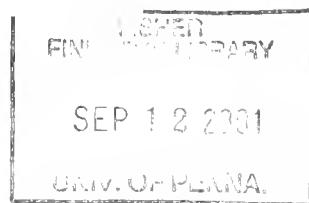
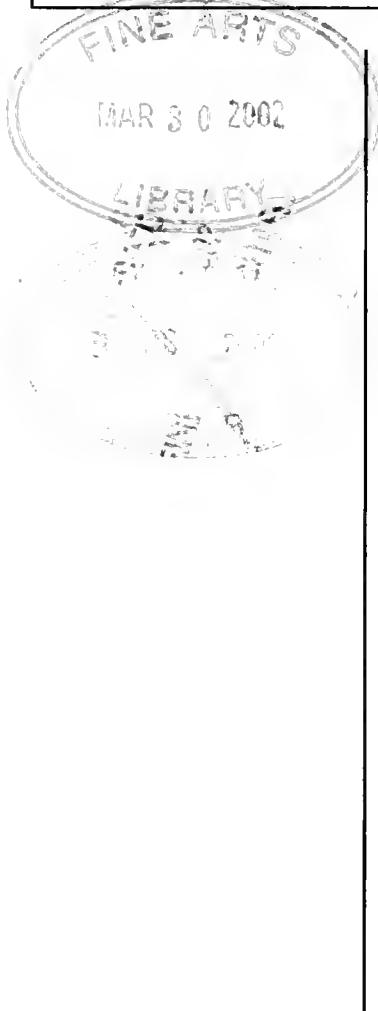






Anne & Jerome Fisher  
**FINE ARTS LIBRARY**  
University of Pennsylvania

Please return this book as soon as you have finished with  
it. It must be returned by the latest date stamped below.



3 1198 03059 7624



N/1198/03059/7624X

3 1198 03059 7624



N/1198/03059/7624X